

VERA

NOTAIRE BRIEF · SAMPLE · NO-SAMPLE-20260928

Cap d'Antibes from above · IGN BD ORTHO
No property is marked in a sample

VERA NOTAIRE BRIEF · INCLUDED IN THE VALUATION BRIEF

Note for the notaire

Cap d'Antibes · a villa publicly marketed at €4,500,000 · address withheld

43°33' N · 7°07' E

Peninsula centroid, rounded

REFERENCE

NO-SAMPLE-20260928

PREPARED

28 Sep 2026 · 17:35 CEST

RECORD AS READ

28 Sep 2026

STATUS

Sample · not for
reliance

01 NOTE AU NOTAIRE · NOTE FOR THE NOTAIRE

The conclusion, the basis and the limits

FRANÇAIS

Valeur centrale	3 326 000 €
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Fourchette les 50 % centraux des simulations	3 192 000 € – 3 463 000 €
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Prix demandé annoncé	4 500 000 €
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Fondement. 194 ventes enregistrées au fichier DVF sur la presqu'île, 2021–2025 ; six méthodes pondérées ; un million de simulations.

Limites. Établie à partir des registres publics et de la surface annoncée. Ce n'est ni une expertise judiciaire ni un conseil fiscal ou juridique.

ENGLISH

Central value	€3,326,000
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Range middle 50% of simulations	€3,192,000 – €3,463,000
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Asking price as marketed	€4,500,000
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Basis. 194 sales recorded in the DVF register on the peninsula, 2021–2025; six weighted methods; one million simulations.

Reliance limits. Built from the public registers and the floor area as marketed. Not a court valuation, nor tax or legal advice.

WHY ONE PAGE

So a professional charging by the hour can act in five minutes rather than fifty. The full Valuation Brief stands behind every line.

Où vérifier · Where to verify

Les ventes · The sales
Demandes de Valeurs Foncières, DGFIP

app.dvf.etalab.gouv.fr

Le cadastre · The cadastre
plan cadastral, DGFIP

cadastre.gouv.fr

Les risques · The risks
état des risques, Ministère de la Transition écologique

georisques.gouv.fr



One page for the notaire. In French and English.

ABOUT THIS BRIEF

The conclusion, the basis and the reliance limits on a single side, so a professional charging by the hour can act in five minutes rather than fifty.

Included in the Valuation Brief.

SOURCES

Case study: the VERA engine run published on veraapi.co – central value €3,326,000.

Conveyances: Demandes de Valeurs Foncières, DGFIP, 2021–2025, Etalab geolocated edition, read 28 Sep 2026.

HOW TO VERIFY

Every figure traces to a public register named on this page; a delivered Brief lists each source line.

Your notaire – the title, the ownership and what binds the land.

Your insurer – the cover, from the rebuild value, not the price.

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