

# VERA

PARCEL BRIEF · SAMPLE · PB-SAMPLE-20260928

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

VERA PARCEL BRIEF · CAP D'ANTIBES

## A parcel on the Cap

Cap d'Antibes · address and parcel withheld for this sample

43°33' N · 7°07' E

Peninsula centroid, rounded

REFERENCE

PB-SAMPLE-20260928

PREPARED

28 Sep 2026 · 17:35 CEST

RECORD AS READ

28 Sep 2026

STATUS

Sample · not for  
reliance

# Contents

|    |                                                                           |    |    |                                                                                  |    |
|----|---------------------------------------------------------------------------|----|----|----------------------------------------------------------------------------------|----|
| 01 | The parcel                                                                | 3  | 02 | Where it sits                                                                    | 5  |
|    | What the cadastre records, what the plan permits, what the register holds |    |    | The Cap d'Antibes mapped, the parcel pinned, distances to the water and the town |    |
| 03 | The parcel on the ground                                                  | 6  | 04 | The property from the air                                                        | 7  |
|    | The plot map: boundary, buildings, neighbours, pools, recorded sales      |    |    | IGN orthophoto with the boundary outlined; pool evidence                         |    |
| 05 | What drives the rate                                                      | 8  | 06 | How close the water is                                                           | 9  |
|    | Plot and floor area against price, across the recorded sales              |    |    | Distance bands and the measured line to the shoreline                            |    |
| 07 | Pools in the recorded evidence                                            | 10 | 08 | Who shares a boundary                                                            | 11 |
|    | What a mapped pool does to the rate, plot held constant                   |    |    | The neighbours whose fence is your fence                                         |    |
| 09 | What binds this parcel                                                    | 12 | 10 | The parcel in its street                                                         | 13 |
|    | Servitudes, the plan, the risk registers, and how to verify               |    |    | Recorded sales within 300 m and the local evidence rate                          |    |
| 11 | The peninsula around it                                                   | 14 | 12 | What this brief adds                                                             | 16 |
|    | How it is held, who owns the Cap, every recorded sale                     |    |    | The VERA reading, what this brief is not, sources                                |    |

## FIVE FIGURES FROM THE RECORD

|                      |                   |                     |                   |                                |
|----------------------|-------------------|---------------------|-------------------|--------------------------------|
| PLOT                 | BUILT FOOTPRINT   | CONVEYANCES         | PLU ZONE          | NEAREST SHORELINE              |
| — m <sup>2</sup>     | — m <sup>2</sup>  | —                   | —                 | — m                            |
| cadastral contenance | share of the plot | recorded since 2014 | what may be built | boundary to the land-sea limit |

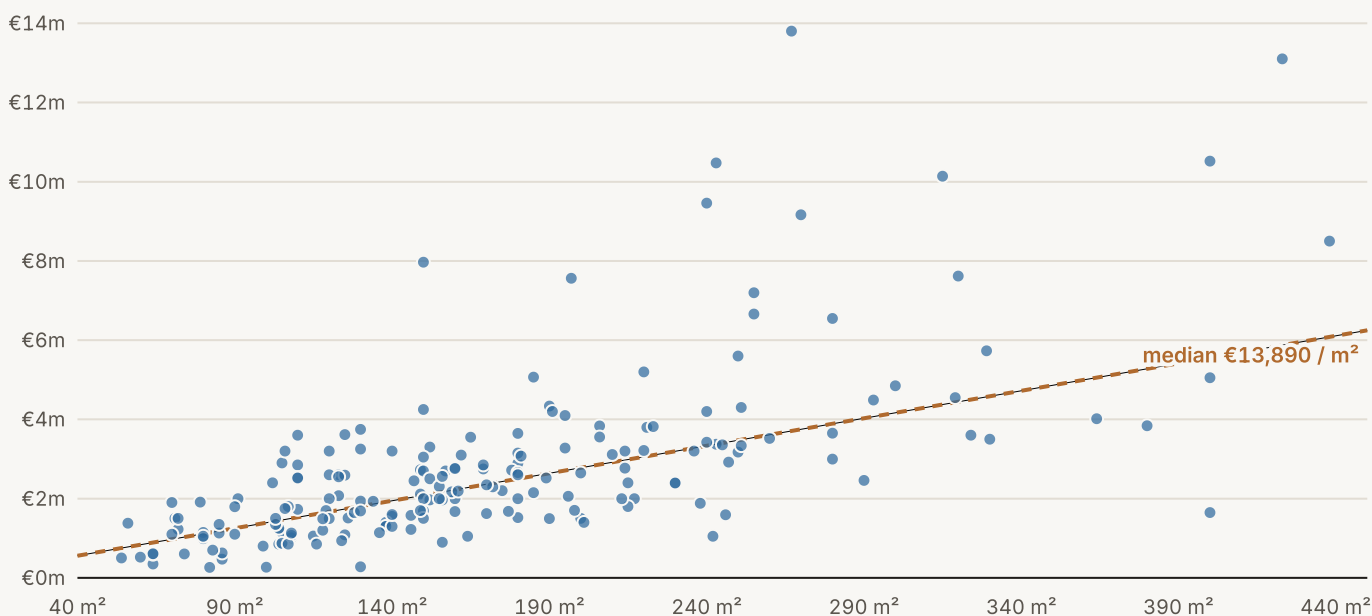
In a delivered Parcel Brief these five figures, the address, the parcel reference and the coordinates are filled from the record for the parcel you name. They are left blank here so that no property can be identified. Page numbers are those of a full Parcel Brief.

## 05 WHAT DRIVES THE RATE

# Floor area and price, sale by sale

Every recorded house sale on the Cap – floor area against price

197 sales · DVF 2021–2025 · no sale is labelled



## The rate by size of house

Median price per m<sup>2</sup> in each floor-area band. Bands with fewer than five sales are not shown.

| FLOOR AREA                  | SALES | MEDIAN / M <sup>2</sup> |
|-----------------------------|-------|-------------------------|
| 0–120 m <sup>2</sup>        | 53    | €13,100                 |
| 120–180 m <sup>2</sup>      | 66    | €13,736                 |
| 180–250 m <sup>2</sup>      | 49    | €14,272                 |
| 250 m <sup>2</sup> and over | 29    | €16,167                 |

## How to read it

Each dot is one recorded sale; the dashed line is the peninsula's median rate. Dots far above the line are the houses the market paid most for per m<sup>2</sup> – the sea, the plot and the works explain most of the spread.

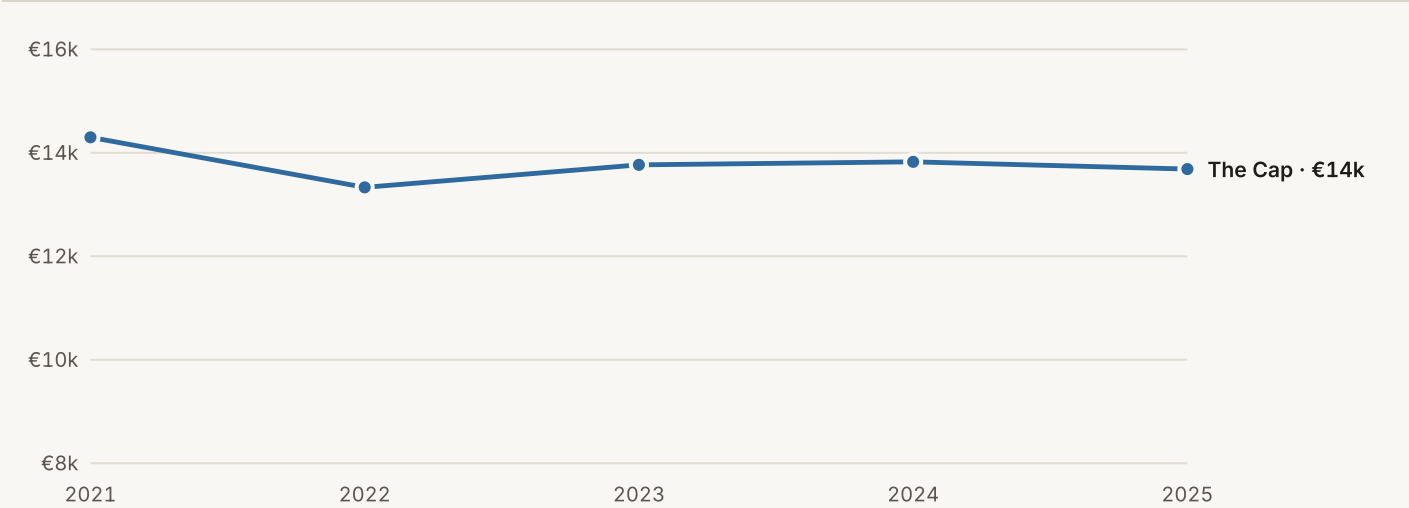
A delivered Parcel Brief places the parcel on this chart and names what moves its rate: the plot, the distance to the water, a mapped pool.

11 THE PENINSULA AROUND IT

# 197 house sales in five years

Median price per m², year by year

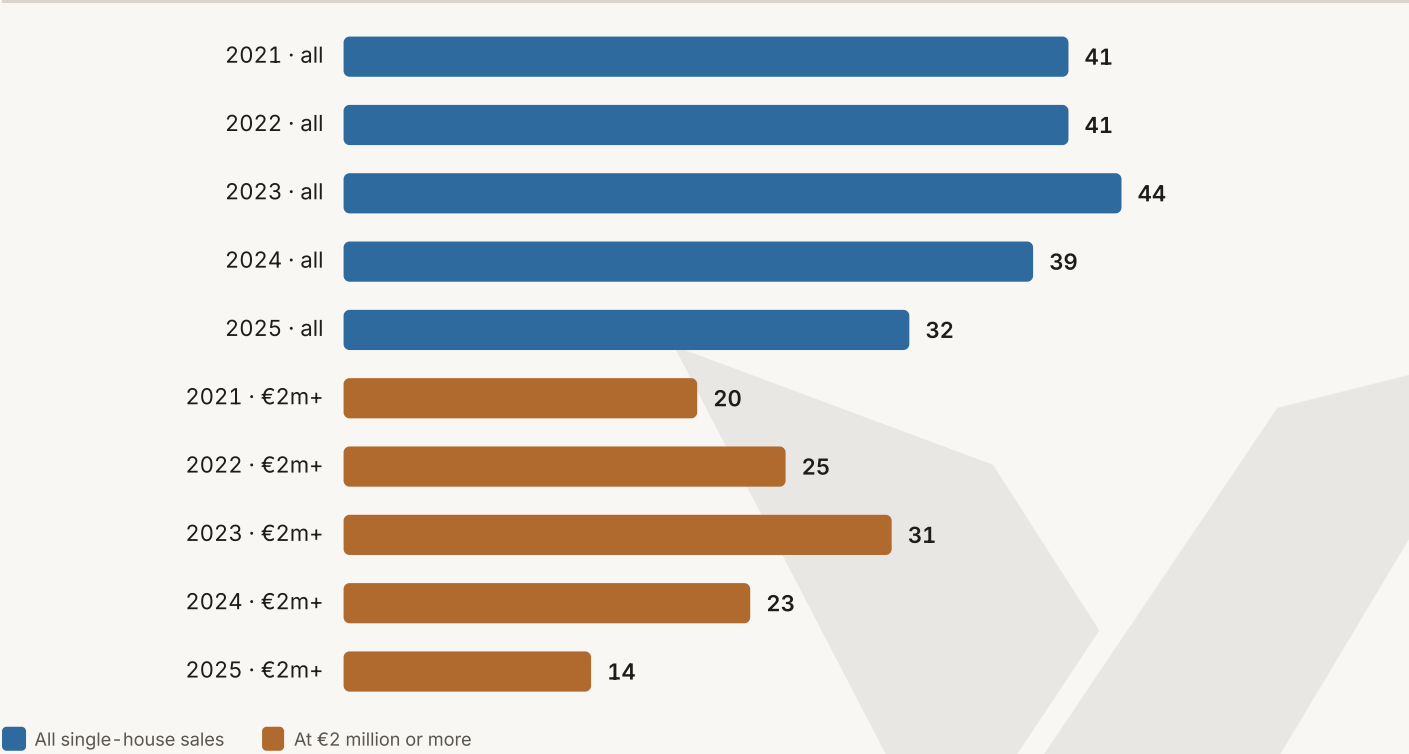
single-house sales on the Cap



|                          |               |                 |              |             |
|--------------------------|---------------|-----------------|--------------|-------------|
| RECORDED SALES           | MEDIAN PRICE  | MEDIAN RATE     | MEDIAN HOUSE | MEDIAN PLOT |
| 197                      | €2.3m         | €13,890         | 156 m²       | 1,147 m²    |
| single houses, 2021–2025 | land included | per m² of floor | floor area   | cadastral   |

Sales per year

all single houses and those at €2m or more





# A record of the public register and the cadastre. Not a valuation.

## ABOUT THIS BRIEF

A record of the French public register and the cadastre for one parcel: what is inscribed, what is measured from the cadastral polygon, and what is only observed.

In this sample the parcel, address and coordinates are withheld; the figures for the peninsula are real.

## SOURCES

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

Parcel geometry, contenance and footprints: Etalab open cadastre.

Addresses: Base Adresse Nationale.

Planning: apicarto.ign.fr; imagery: IGN BD ORTHO.

## 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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