

VERA

PRE-OFFER BRIEF · SAMPLE · PO-SAMPLE-20260928

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

VERA PRE-OFFER BRIEF · CAP D'ANTIBES

Before the first offer

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

43°33' N · 7°07' E

Peninsula centroid, rounded

REFERENCE

PO-SAMPLE-20260928

PREPARED

28 Sep 2026 · 17:35 CEST

RECORD AS READ

28 Sep 2026

STATUS

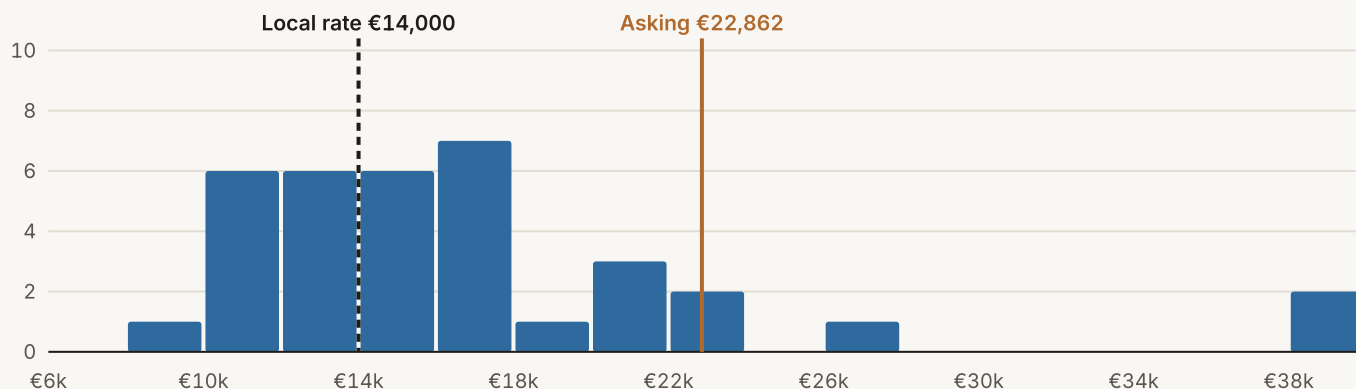
Sample · not for
reliance

01 WHERE THE ASKING RATE SITS

The asking rate is 63% above the local rate

Houses of 170–230 m² sold at €2 million or more on the Cap

35 sales · 2021–2025 · shown as a group



ASKING RATE

€22,862per m², as marketed

LOCAL RATE

€14,000per m², 194 sales in the model

GAP

+63%

asking over local

SIMILAR HOUSES

23170–230 m², €2m+, 2023–2025

THEIR MEDIAN

€14,833per m²

WHAT STANDS OUT

At the local rate, 197 m² comes to about €2.76 million. The seller is asking €1.74 million more. Something – the sea, the plot, the works – has to account for it, or the price does not stand.

The arithmetic

197 m² at the local rate
€14,000 per m² €2,758,000

197 m² at the similar-house median
€14,833 per m² €2,922,167

Asking price
€22,862 per m² €4,500,000

What the evidence cannot see

The register records price, area and plot – not the view, the condition or the finish. A premium for those is legitimate; it simply has to be shown, not asserted.

02 BEFORE YOU OFFER

Four questions, and what the Brief adds

The asking price against the evidence

the same 197 m²



Questions to put to the agent

In the order the record raises them.

- 1. What justifies a rate 63% above the recorded local rate – sea frontage, plot, works done?
- 2. Is 197 m² the habitable area, and has it been measured?
- 3. What has the register recorded on this parcel since 2014?
- 4. Which servitudes and planning rules bind the plot?

What the Pre-offer Brief contains

Where the asking rate sits	194 sales
The five nearest deeds with the distance to each	as published
The register on the parcel and the street	twelve years
Delivered from the address	24 hours
Credited against a valuation of the same property	within 90 days

The five nearest deeds – as a delivered Brief lays them out

left blank in a sample

DEED	DATE	DISTANCE	HOUSE	PLOT	PRICE	PER M²	AGAINST ASKING
1	—	— m	— m²	— m²	€—	€— / m²	—%
2	—	— m	— m²	— m²	€—	€— / m²	—%
3	—	— m	— m²	— m²	€—	€— / m²	—%
4	—	— m	— m²	— m²	€—	€— / m²	—%
5	—	— m	— m²	— m²	€—	€— / m²	—%

Each deed as published in the register, restated to this house's floor area and plot. In a sample the lines stay blank so that no sale can be traced to a house.



The evidence before an offer. Not a valuation.

ABOUT THIS BRIEF

Four pages for the buyer with a dozen houses to look at: where the asking rate sits, the five nearest deeds and the questions to put to the agent.

In this sample the nearby sales are shown as a group, not deed by deed.

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.

Addresses: Base Adresse Nationale.

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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