

5 000

ventes immobilières par an s'effectuent en France d'après l'INEPV.



40%

Dans l'Île-de-France qui regroupe.

25%

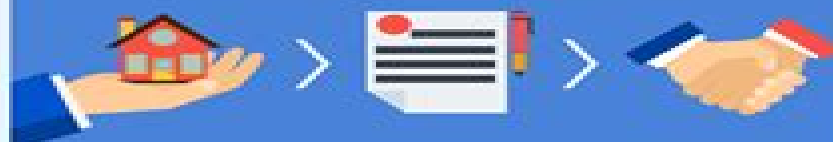
Sur la Côte d'Azur.

90%

des ventes d'immeubles sont conclues en viager occupé.



DÉFINITION JURIDIQUE DU CONTRAT DE VIAGER



C'est un contrat par lequel un senior (vendeur ou créancier) vend sa maison à un acheteur (débiteur) qui s'engage à lui verser au vendeur une rente à vie et un bouquet.

Bouquet : capital à verser au vendeur lors de la signature du contrat.

LES CONDITIONS DU VIAGER

01 Le contrat viager doit comprendre :

- Les informations sur l'état civil du vendeur, ainsi que celui de l'acquéreur.
- La désignation détaillée de la nature du bien vendu.
- Les conditions de paiement.

02 Consentement du conjoint pour les couples mariés sous le régime de la communauté universelle ou réduite aux acquêts.

03 La présence obligatoire d'un notaire.

04 Si le vendeur n'occupe pas le bien en viager, l'acheteur peut mettre en location le bien acheté.

! Le contrat viager est annulé si

- Le vendeur meurt dans les 20 jours après la signature des parties.
- Le vendeur décède d'une maladie connue par l'acquéreur au moment de la transaction.

LES DIFFÉRENTS TYPES DE CONTRAT DE VIAGER

1. Le viager occupé

Le créancier, et toute personne désignée dans le contrat, peut continuer à vivre dans la maison.

2. Le viager libre

Le créancier renonce à tout droit d'habitation ou d'usage du logement dès la signature du contrat. Le débiteur aura tous les droits de jouissance des lieux.

3. La vente à terme

Les parties conviennent d'un nombre de mensualités limité dans le temps. Les rentes sont versées pendant la période définie dans le contrat, même en cas de décès du créancier.

Le Viager Le Deacutemembrement De Proprieacuteteacute

Lei Huang



Le Viager Le Deacutemembrement De Proprieacuteteacute:

The Enigmatic Realm of **Le Viager Le Deacutemembrement De Proprieacuteteacute**: Unleashing the Language is Inner Magic

In a fast-paced digital era where connections and knowledge intertwine, the enigmatic realm of language reveals its inherent magic. Its capacity to stir emotions, ignite contemplation, and catalyze profound transformations is nothing lacking extraordinary. Within the captivating pages of **Le Viager Le Deacutemembrement De Proprieacuteteacute** a literary masterpiece penned by way of a renowned author, readers attempt a transformative journey, unlocking the secrets and untapped potential embedded within each word. In this evaluation, we shall explore the book's core themes, assess its distinct writing style, and delve into its lasting effect on the hearts and minds of people who partake in its reading experience.

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