

## 5 000

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



### 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 crédentier) vend sa maison à un acheteur (débrentier) 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 crédentier, et toute personne désignée dans le contrat, peut continuer à vivre dans la maison.

### 2. Le viager libre

Le crédentier renonce à tout droit d'habitation ou d'usage du logement dès la signature du contrat. Le débrentier 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 crédentier.

# Le Viager Le Deacutemembrement De Proprieacuteteacute

**Y Pai**



**Le Viager Le Deacutemembrement De Proprieacuteteacute:**

## **Le Viager Le Deacutemembrement De Propriecuteteacute** Book Review: Unveiling the Magic of Language

In a digital era where connections and knowledge reign supreme, the enchanting power of language has become much more apparent than ever. Its ability to stir emotions, provoke thought, and instigate transformation is really remarkable. This extraordinary book, aptly titled "**Le Viager Le Deacutemembrement De Propriecuteteacute**," written by a very acclaimed author, immerses readers in a captivating exploration of the significance of language and its profound effect on our existence. Throughout this critique, we shall delve into the book's central themes, evaluate its unique writing style, and assess its overall influence on its readership.

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it s never too early to start planning your met gala look vogue - Jun 06 2023

web 19 hours ago the 2024 metropolitan museum of art s costume institute exhibition was announced yesterday and with it the accompanying met gala the show opening may 10 2024 is titled sleeping beauties

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web 2 days ago curator andrew bolton displays garments in the conservation space of the costume institute of the metropolitan museum of art in manhattan nov 8 2023 the garments will be part of the upcoming spring exhibit at the costume institute launched by the met gala sleeping beauties reawakening fashion will run from may 10 sept 2

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web apr 7 2020 curated by vogue editors hamish bowles and chloe malle this updated and expanded edition of vogue and the metropolitan museum of art costume institute covers five years of the met costume institute s exhibitions and galas through the lens of the influential style magazine

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web may 2 2023 the costume institute celebrates the multidimensionality of karl lagerfeld s vision by laird borrelli persson 2 may 2023 photo courtesy of the metropolitan museum of art a man who adopted a persona to navigate his way through public life karl lagerfeld was one of the most famous and most elusive people on the planet

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web nov 9 2023 announced today the spring 2024 exhibit will be entitled sleeping beauties reawakening fashion approximately 250 items drawn from the costume institute s permanent collection some very rarely seen in public before will be displayed in an entirely new way max hollein the met s marina kellen french director and ceo said

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web see the latest from the costume institute metcostumeinstitute the costume institute s collection of more than 33 000 costumes and accessories represents five continents and seven centuries of fashionable dress regional costumes and accessories for men women and children

**met gala 2024 all that is known so far vogue india** - May 05 2023

web 1 day ago hunter abrams as every year the met gala night is held on the first monday in may may 6 2024 the choice is due to a combination of factors including the opening of the annual costume institute exhibition at the metropolitan museum of art in new york the availability of designers and celebrities and american fashion tradition

*sleeping beauties reawakening fashion is the costume* - Apr 04 2023

web nov 9 2023 cutting edge curation and technology will together reveal precious masterpieces of fashion as they ve never been seen before at next year s costume institute exhibition at the metropolitan museum of art announced today the spring 2024 exhibit will be entitled sleeping beauties reawakening fashion approximately 250 items

*met gala 2023 theme will be karl lagerfeld a line of beauty vogue* - Jul 07 2023

web sep 30 2022 karl lagerfeld was a regular attendee at the metropolitan museum of art costume institute from the seventh on sale benefit in 1991 to alexander mcqueen savage beauty in 2011 and of