

PROCES VERBAL DE DESCRIPTIF IMMOBILIER



ELITAZUR

Société Civile Professionnelle

LALEURE NONCLERCQ-REGINA CARON CHEVALIER

Commissaires de Justice Associés

23 avenue du Petit Juas

06400 - CANNES

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Tel : 0492995888

contact@elitazur.com

Nos réf. : C014348

**LE VENDREDI DIX NEUF JANVIER
DEUX MILLE VINGT QUATRE
à 09 heures 30.**

A LA REQUETE DE :

La société dénommée BARCLAYS BANK PLC, Société de droit anglais, au capital d'autorisé de 3.040.001.000 livres sterling dont le siège social est à Londres E 145HP (Angleterre), 1 Churchill Place, inscrite au Register of Companies sous le numéro 1026167, ancien succursale dans la principauté de Monaco, dont le principal établissement est situé à Monte-Carlo 31, avenue de la Costa, 98000 Monaco inscrit au répertoire du commerce et de l'industrie de Monaco sous le numéro 68 S01 191 prise en la personne de son représentant légal en exercice domicilié es qualité audit siège,

Pour laquelle domicile est élu au cabinet de Maître Franck GAMBINI, Avocat, au barreau de Grasse y demeurant 4, avenue Alphonse Morel 06130 membres de la SELARL ROUILLOT GAMBINI,

AGISSANT EN VERTU DE :

- La copie exécutoire d'un acte reçu par Maître Laurence FRANCO, Notaire associé à NICE (06000) membre de la SCP « ARNAUD FRANCO FIGASSO », le 27 octobre 2011, avec la participation de Maître JUSOT, Notaire à PARIS, contenant :

- Prêt consenti par la société BARCLAYS BANK PLC au profit de _____ l'un
montant de 5.500,00 Euros (CINQ MILLIONS CINQ CENT MILLE EUROS) pour une durée de 3
années renouvelable 2 fois pour des périodes de 3 années chacune, remboursable in fine,

Ledit prêt étant divisé en deux tranches :

- La première tranche pour un montant de 2.700.000 € estimée au remboursement partiel du prêt consenti antérieurement par le CREDIT FONCIER DE France,
- La seconde tranche pour un montant de 2.800.000 € destinée aux travaux de réhabilitations des droits et biens immobiliers ci-après désignés

D'un commandement valant saisie immobilière signifié en date du 15 décembre 2023

Je, Eric CHEVALIER, Commissaire de Justice, membre de la Société Civile Professionnelle LALEURE NONCLERCQ-REGINA CARON CHEVALIER, Commissaires de Justice Associés demeurant 23 avenue du Petit Juas à CANNES (06), par l'un d'eux soussigné,

JE ME SUIS RENDU CE JOUR :

37 boulevard du Cap

06600 ANTIBES

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EN PRÉSENCE DE :

Monsieur François CARATTI, MINUTE SERVICES, Serrurier

Madame Emilie DESBARRES, Témoin,

Madame Elodie MAZY, Témoin,

Monsieur Christophe MILLAU, Diagnostiqueur immobilier,

Le bien immobilier saisi se situe au Cap d'Antibes, dans un quartier très recherché, sur l'axe central du Cap d'Antibes.

Les lieux sont à proximité de la réputée plage de la Salis, et de Juan les Pins.

Des villas luxueuses constituent le voisinage.

Sur le terrains, trois constructions principales sont visibles.

Extérieurs

Batiment principal

Le premier bâtiment, le plus grand, est situé au centre du terrain.

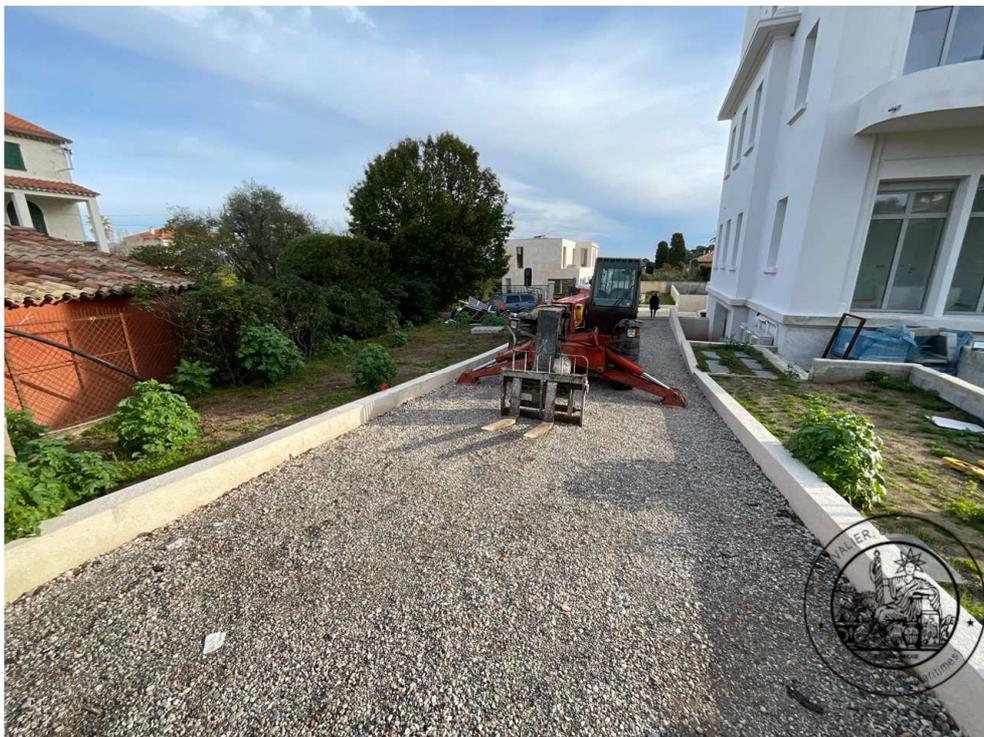
Une allée égravillonnée mène au garage situé en contrebas, et dessert une villa sur la gauche.

Les jardin sont en cours de travaux.

Les façades du bâtiment principal sont en bon état et manifestement récemment rénovées.

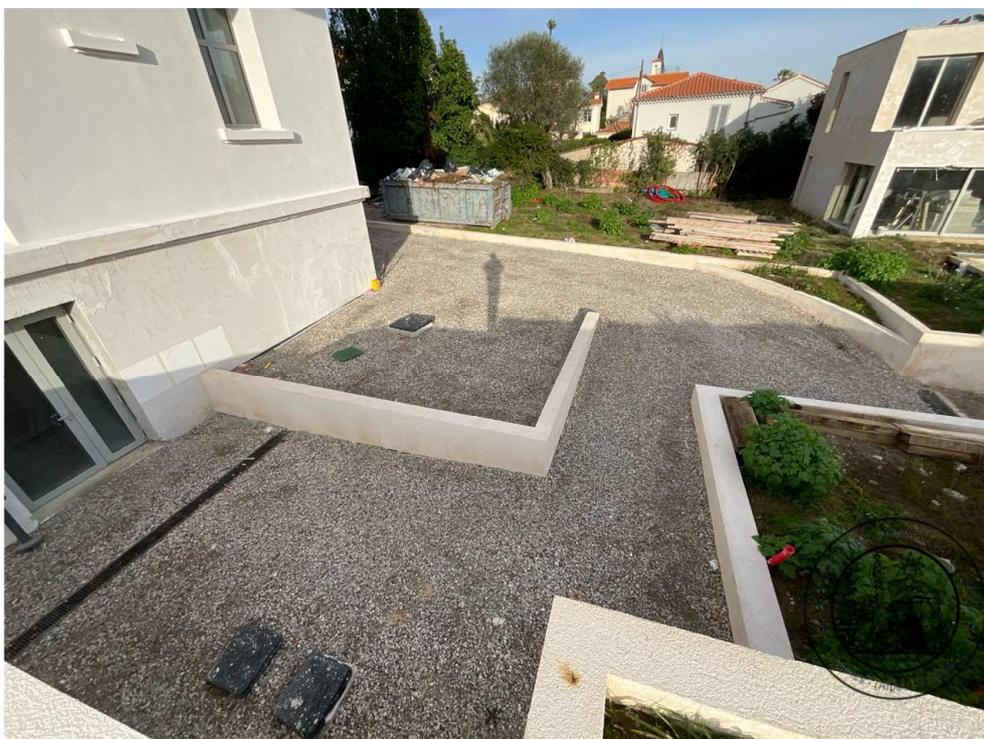
Une première piscine est visible. Le carrelage et les équipements sont visibles.

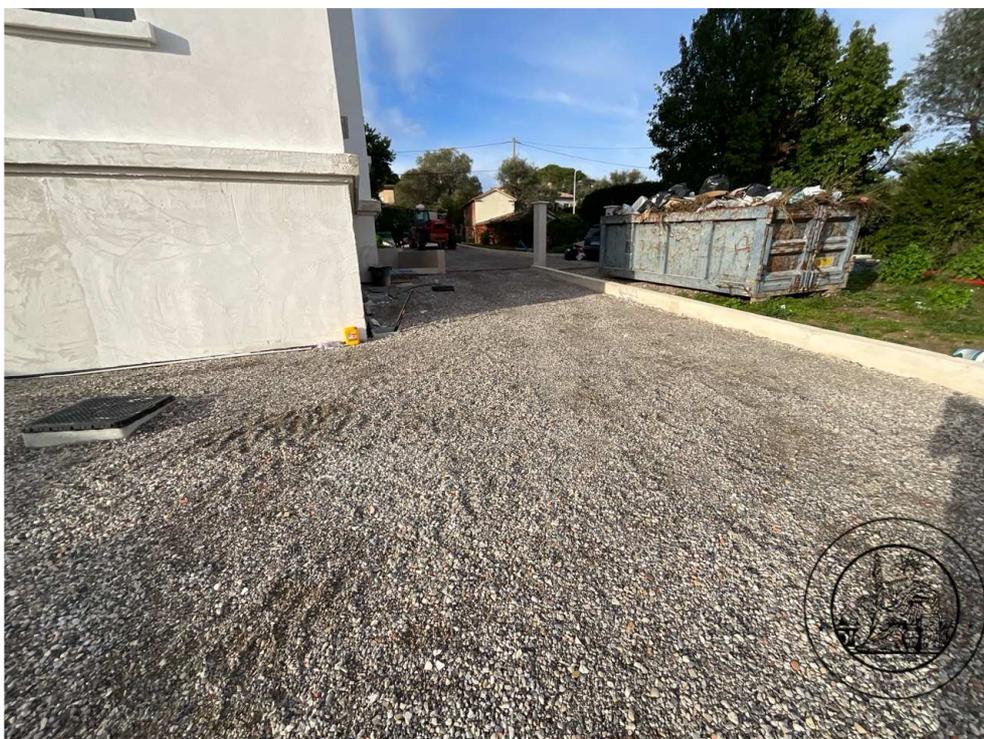
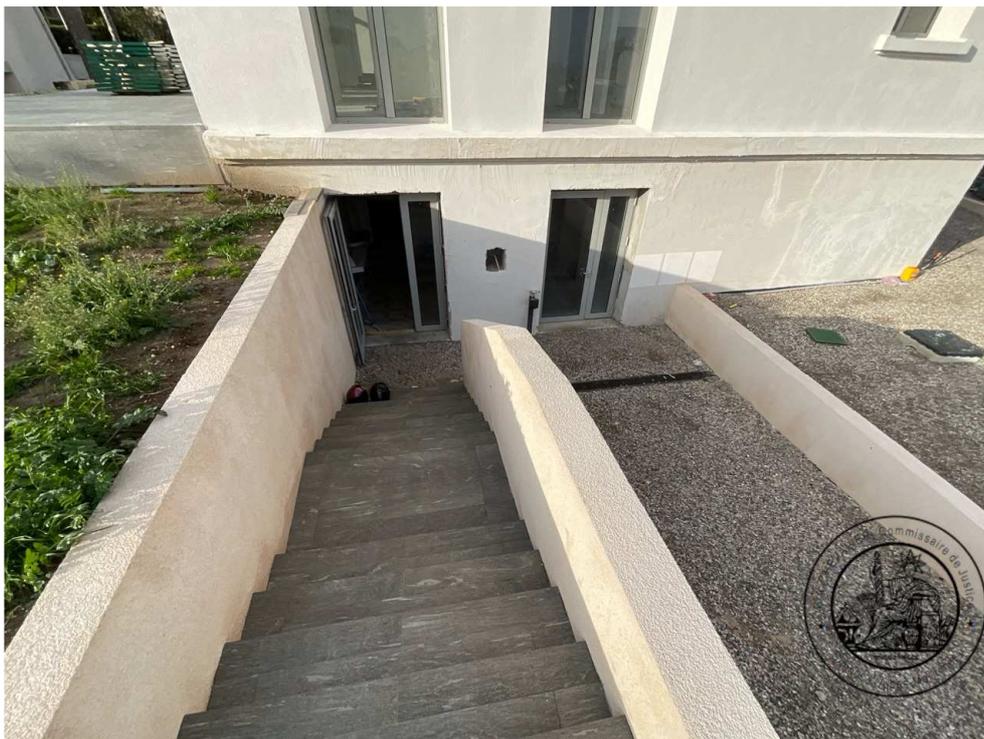
Les clichés photographiques pris sur les lieux, et reproduits ci-dessous, illustrent l'état et la consistance des lieux.



















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Villa sur la gauche

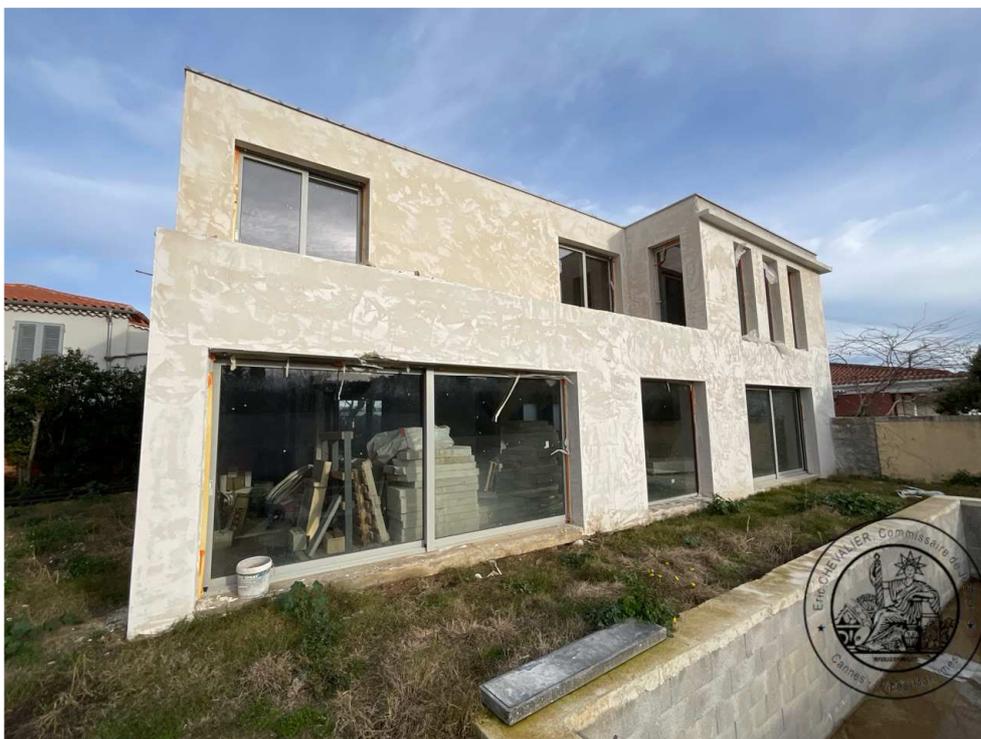
Les jardins sont en cours de réalisation.

Les murs sont bruts.

Les huisseries sont posées.

Une piscine est cours de réalisation, le bassin est maçonné.

Les clichés photographiques pris sur les lieux, et reproduits ci-dessous, illustrent l'état et la consistance des lieux.











Villa sur la droite

Les jardins sont en travaux.

Les façades sont récemment réalisées et en bon état.

Une piscine est visible (bassin carrelé et équipé).

Les clichés photographiques pris sur les lieux, et reproduits ci-dessous, illustrent l'état et la consistance des lieux.



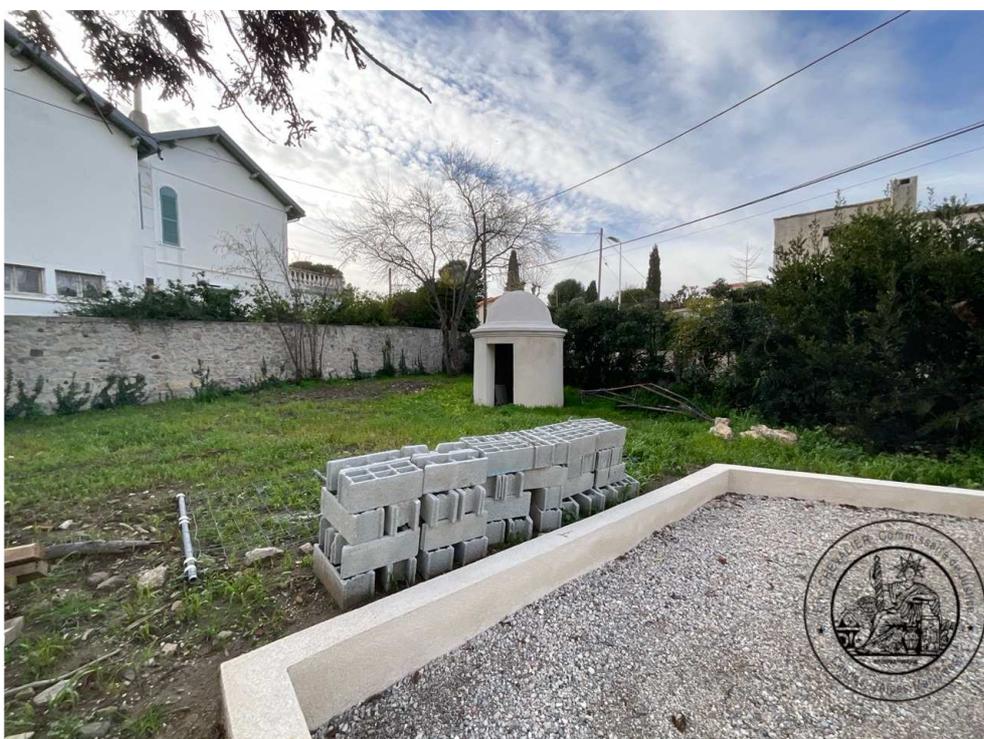




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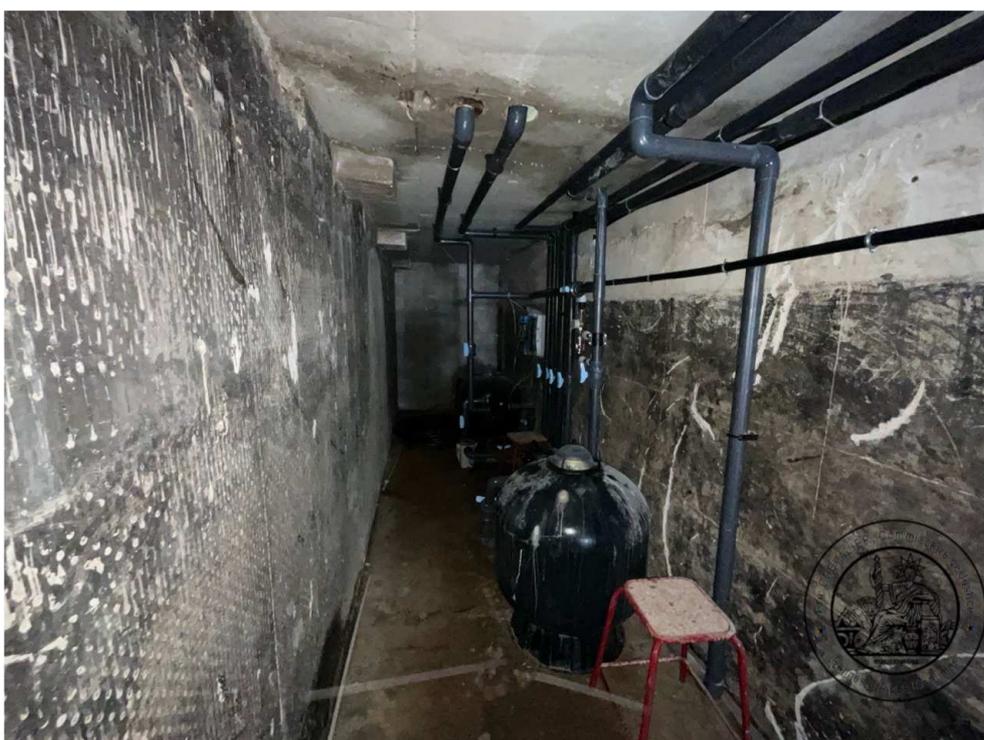




Local piscine



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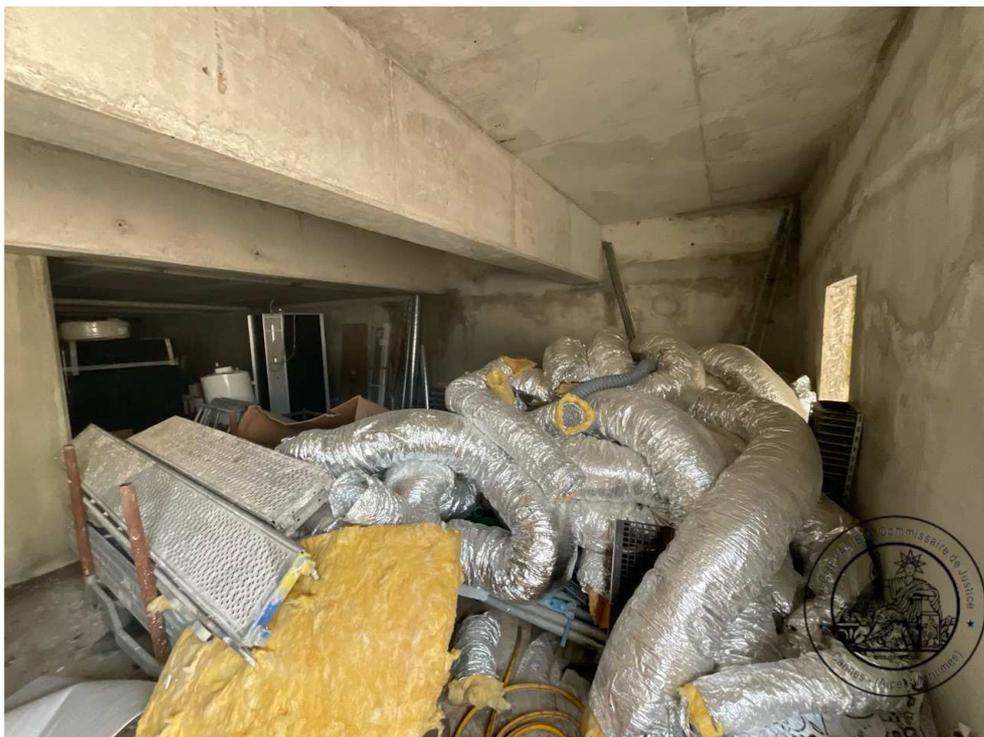


Garage

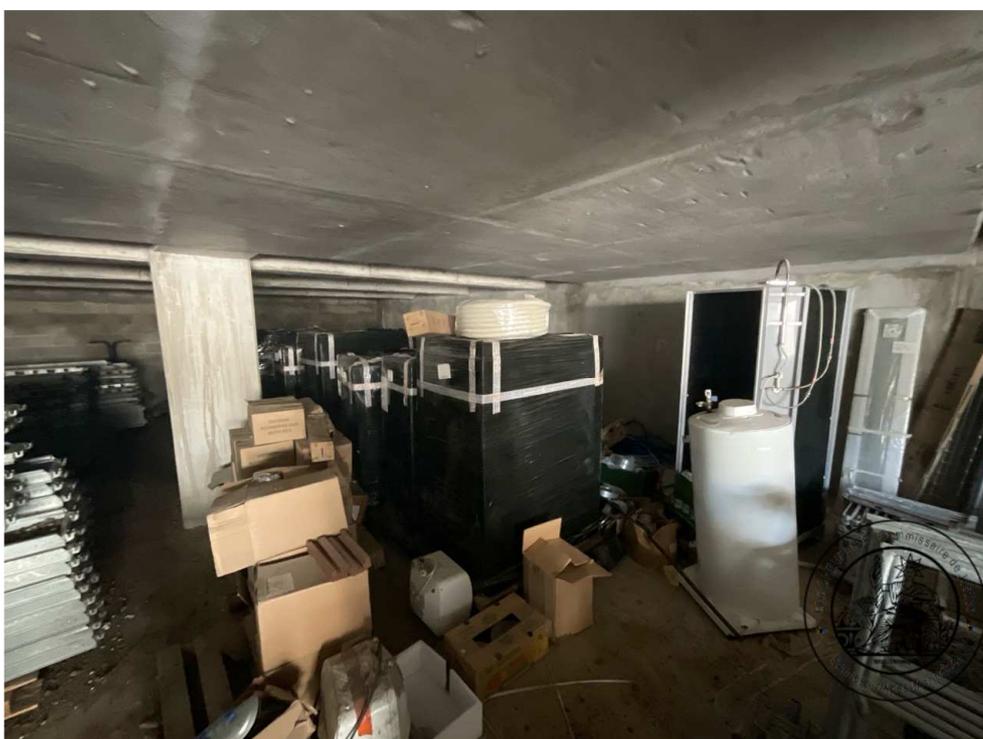
Le garage permet le stationnement de 8 à 9 véhicules.



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Intérieurs

Bâtiment principal

Ce bâtiment comporte cinq niveaux.

Les extérieurs sont terminés.

Le bâtiment est divisé en plusieurs appartements.

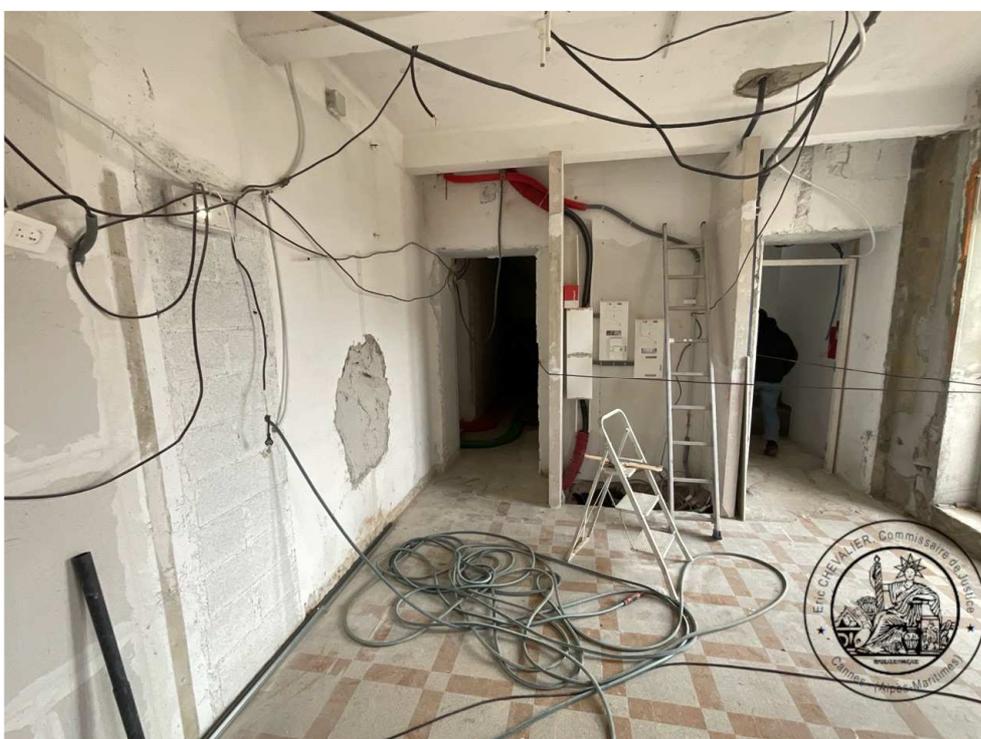
La plupart des appartements sont terminés ou proche de l'être.

Seul le rez-de-jardin est en travaux.

Je parcours alors les lieux en procédant à des prises de vues.

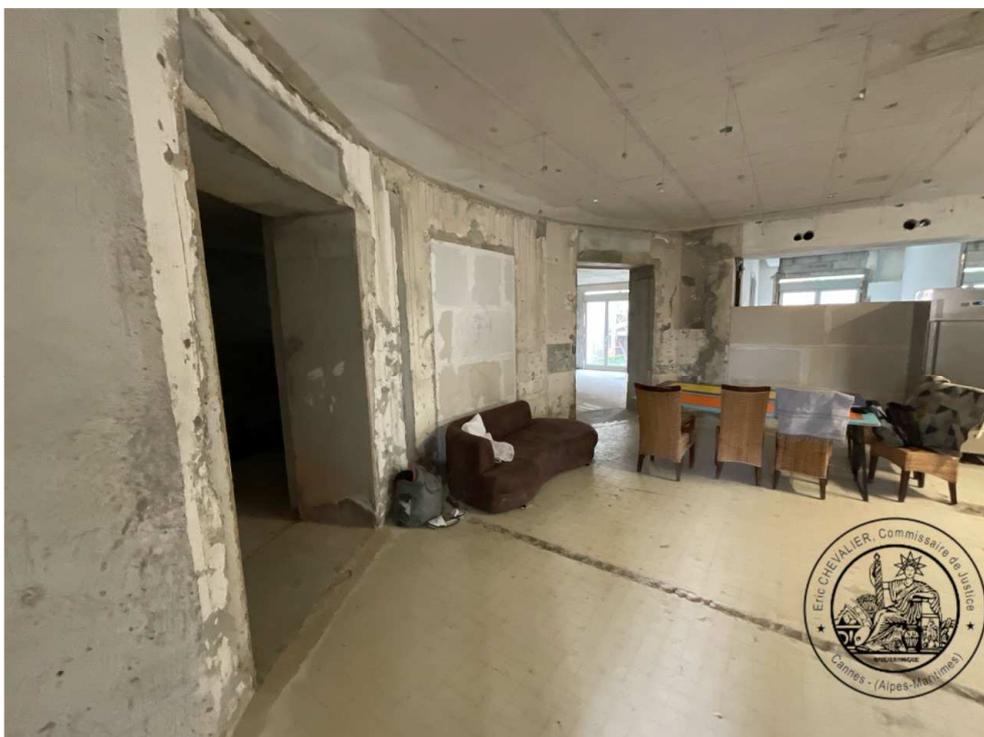
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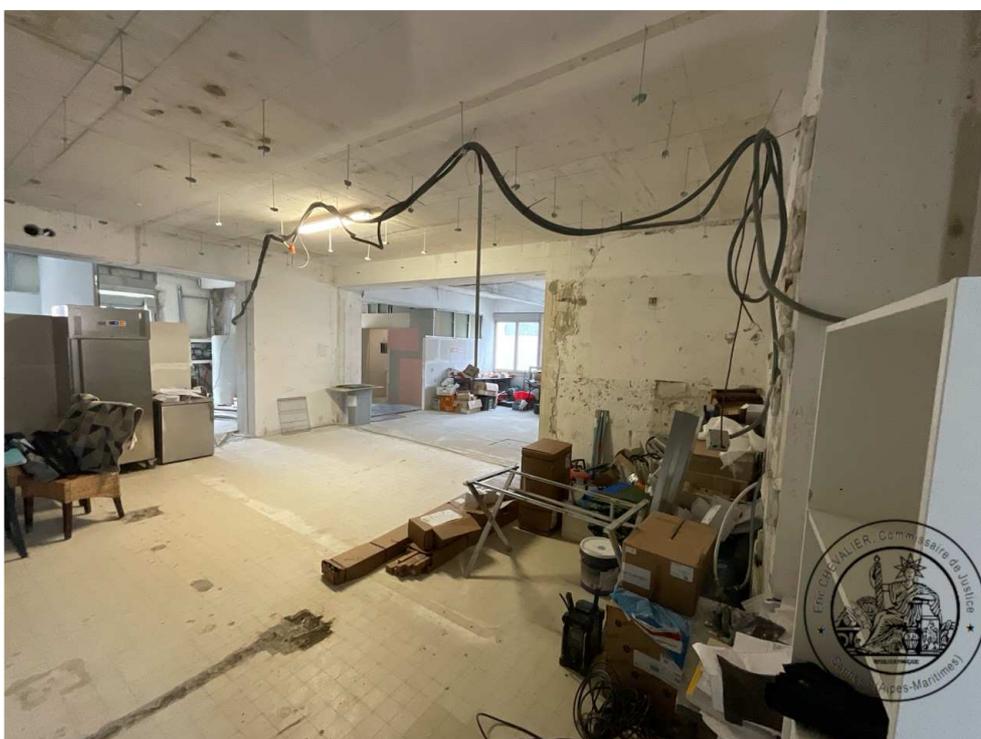
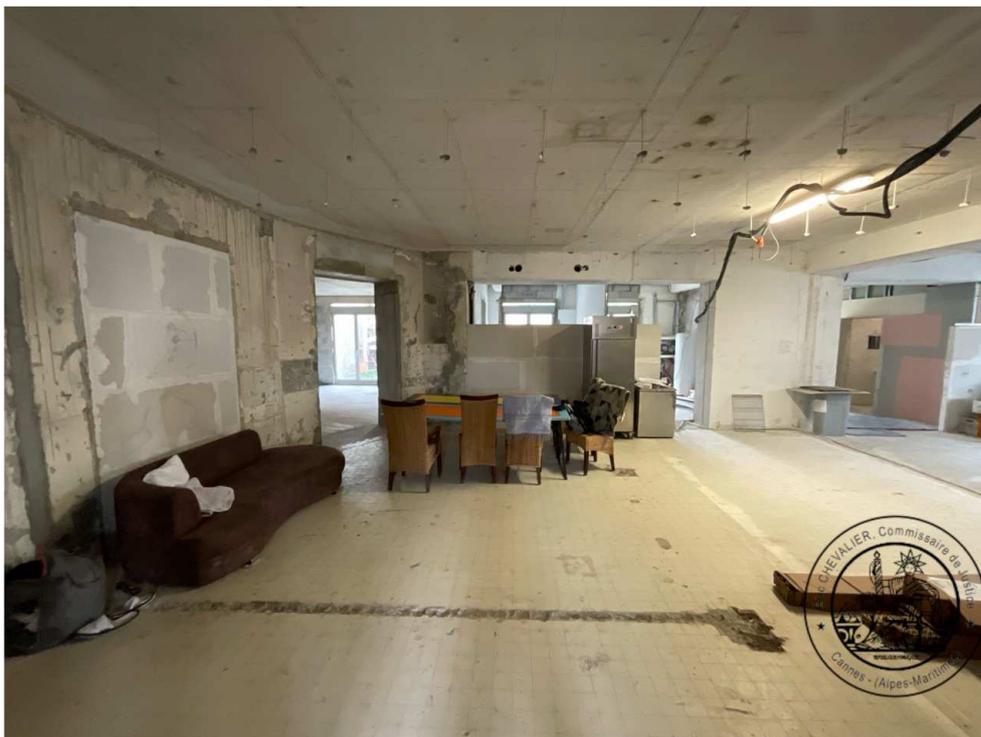
Rez de jardin

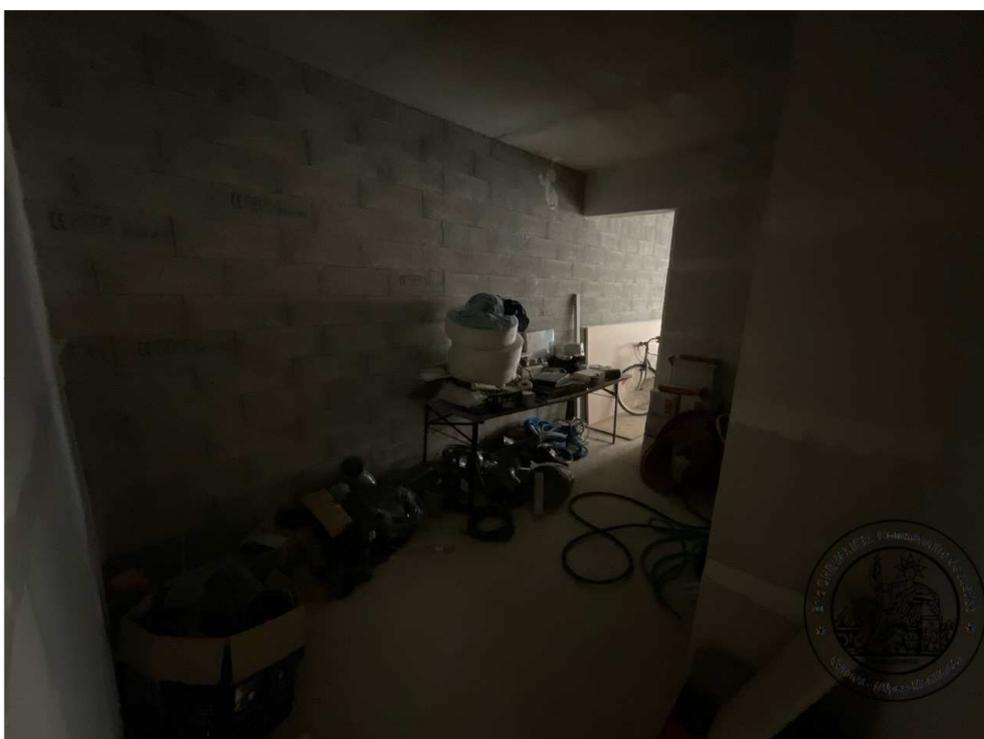
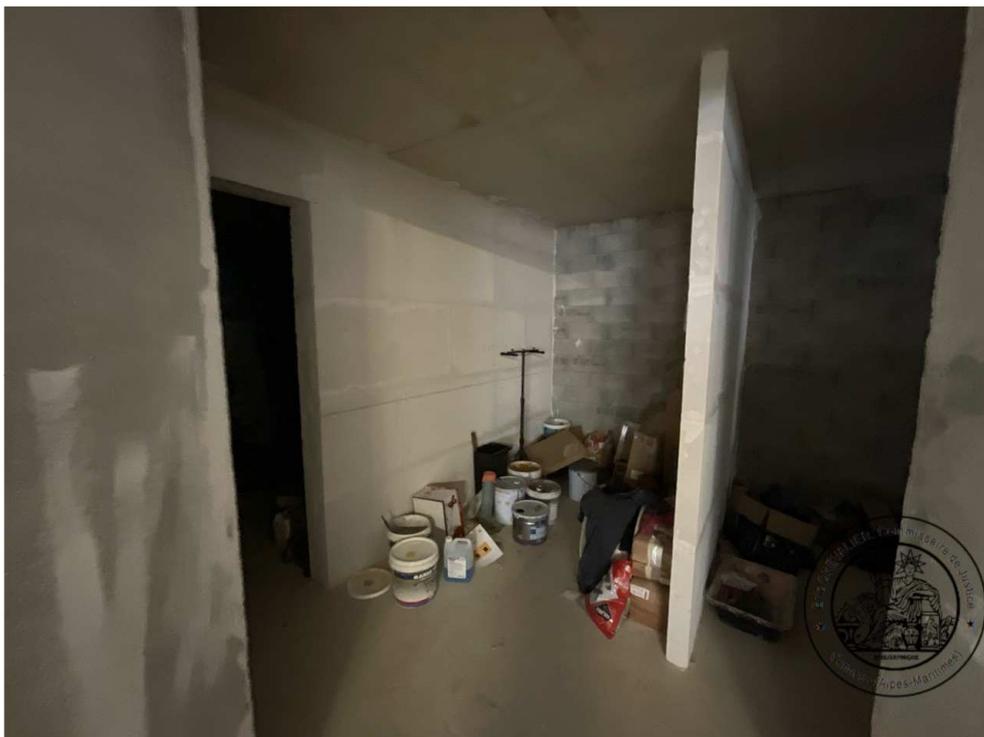


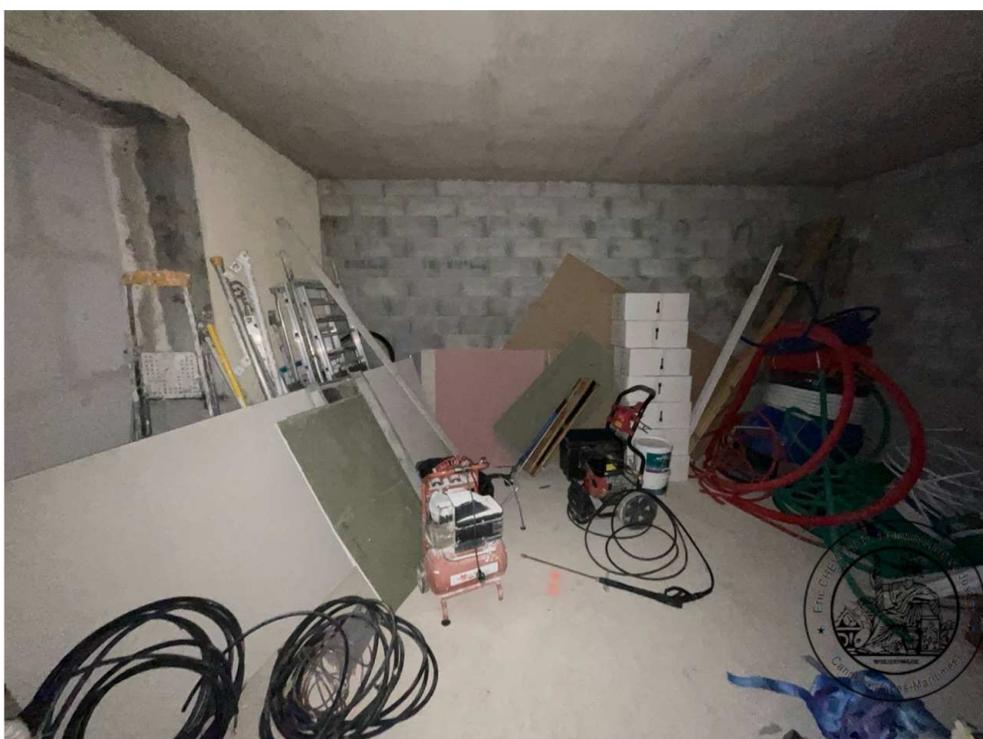
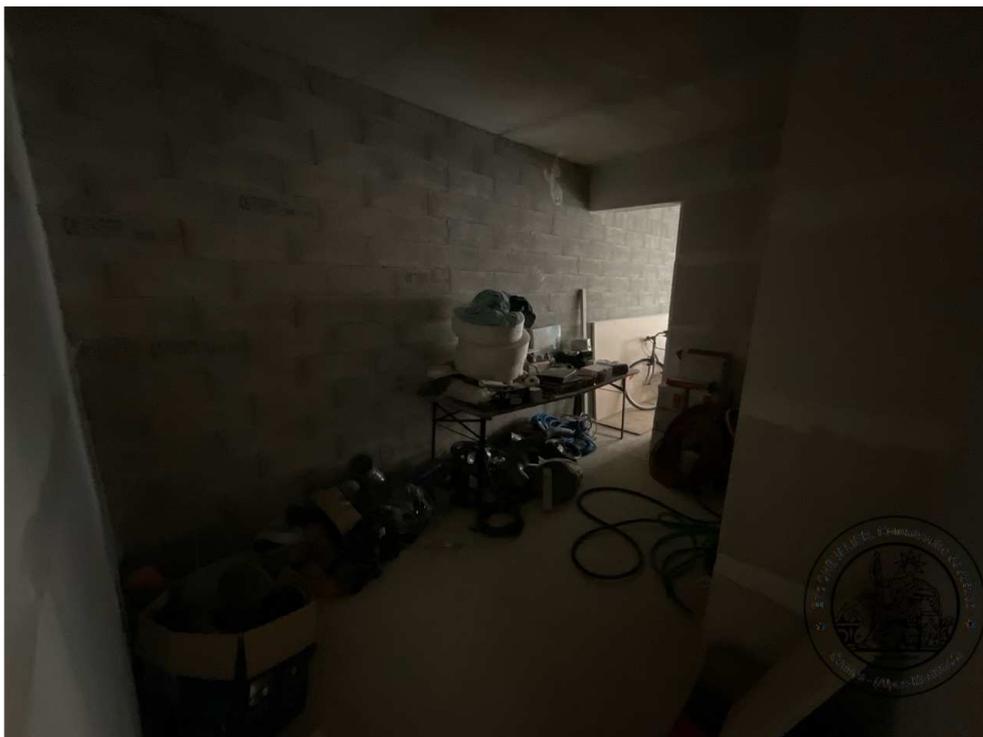
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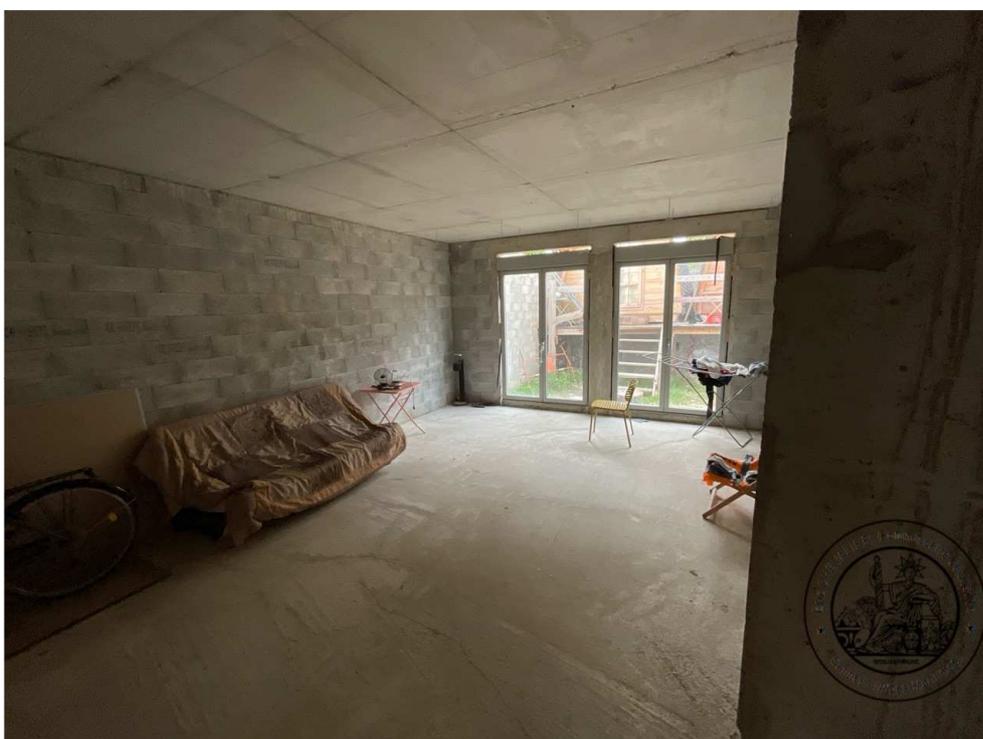


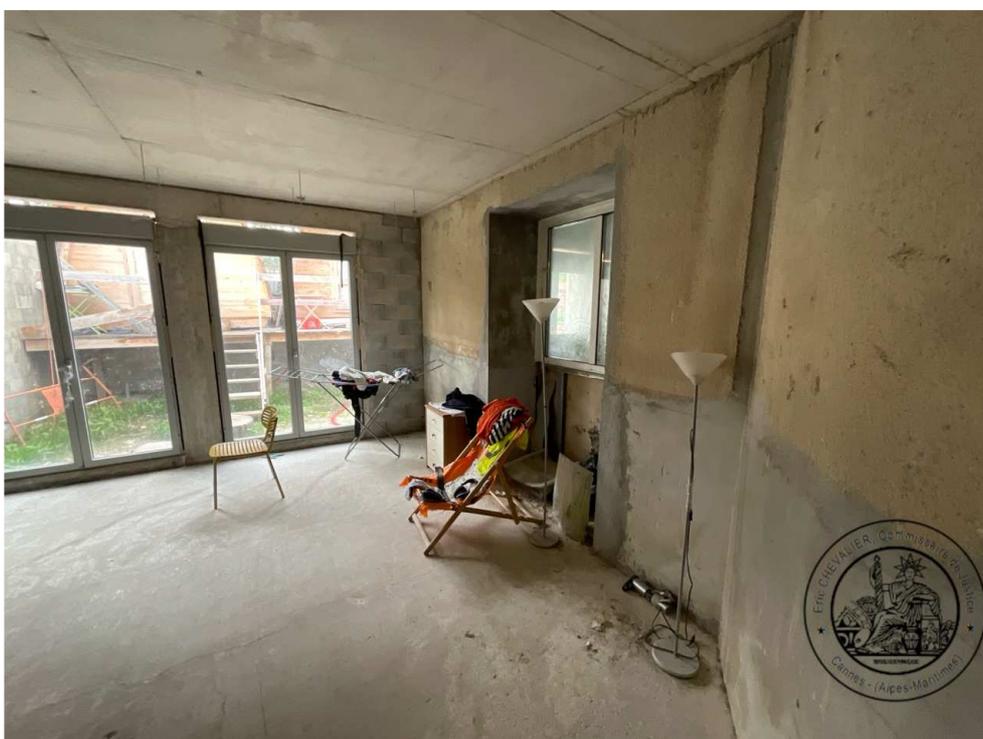
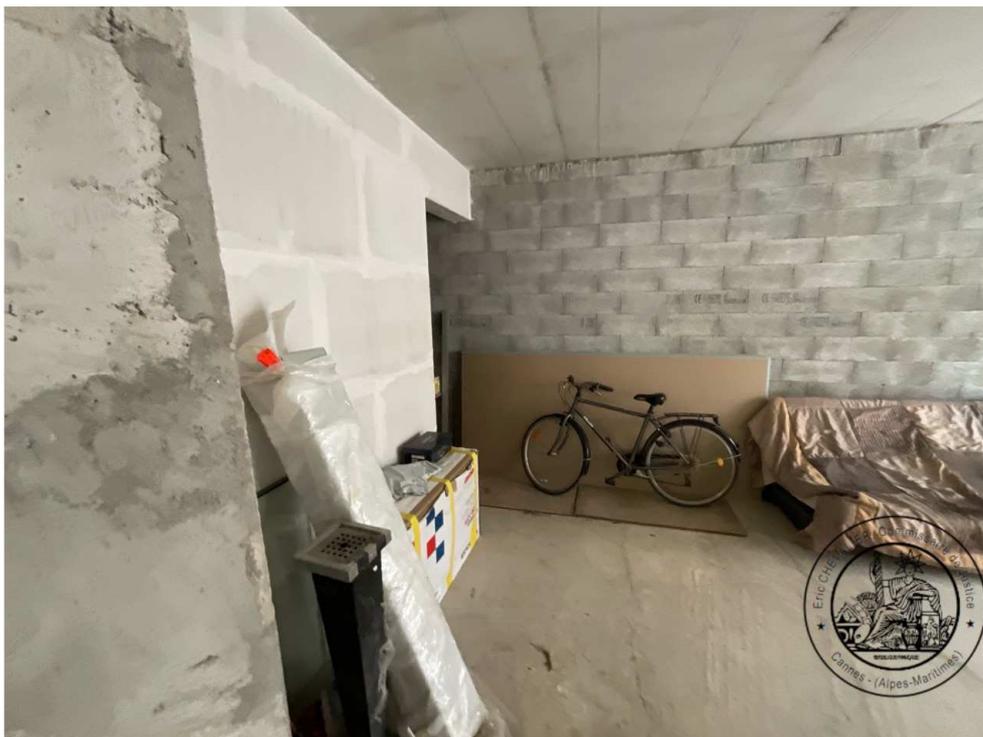


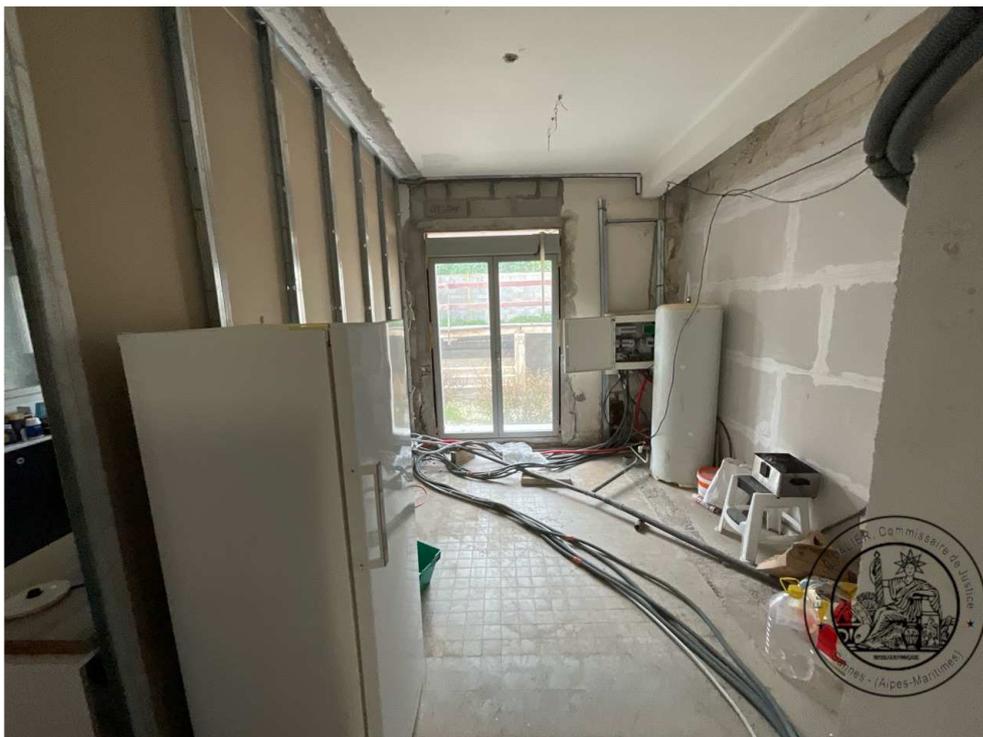




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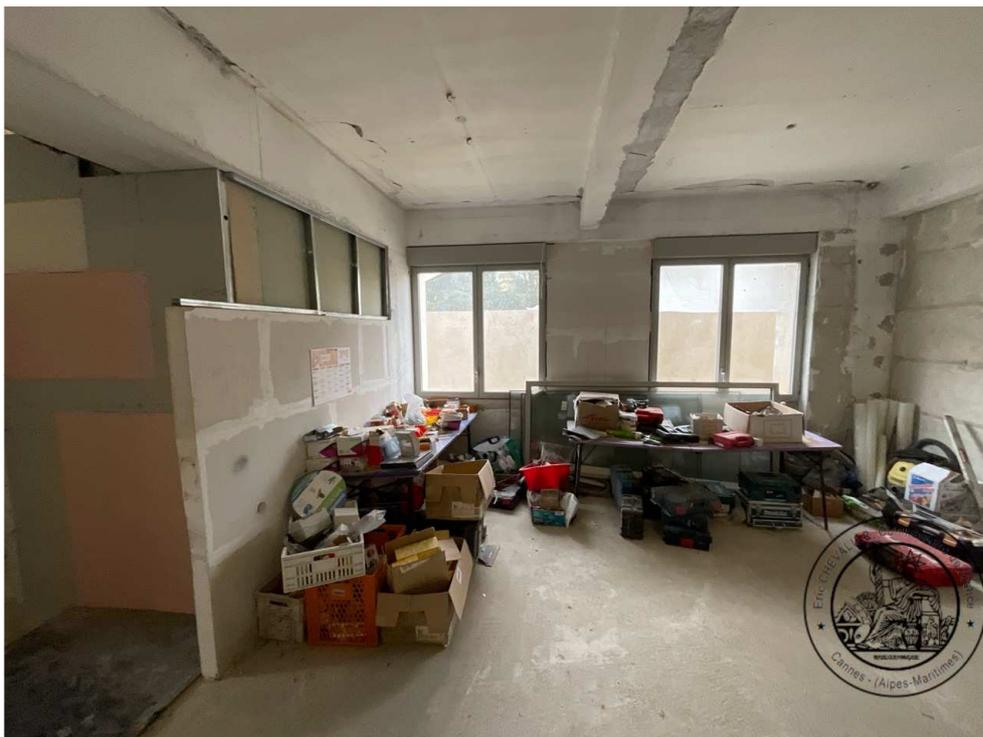


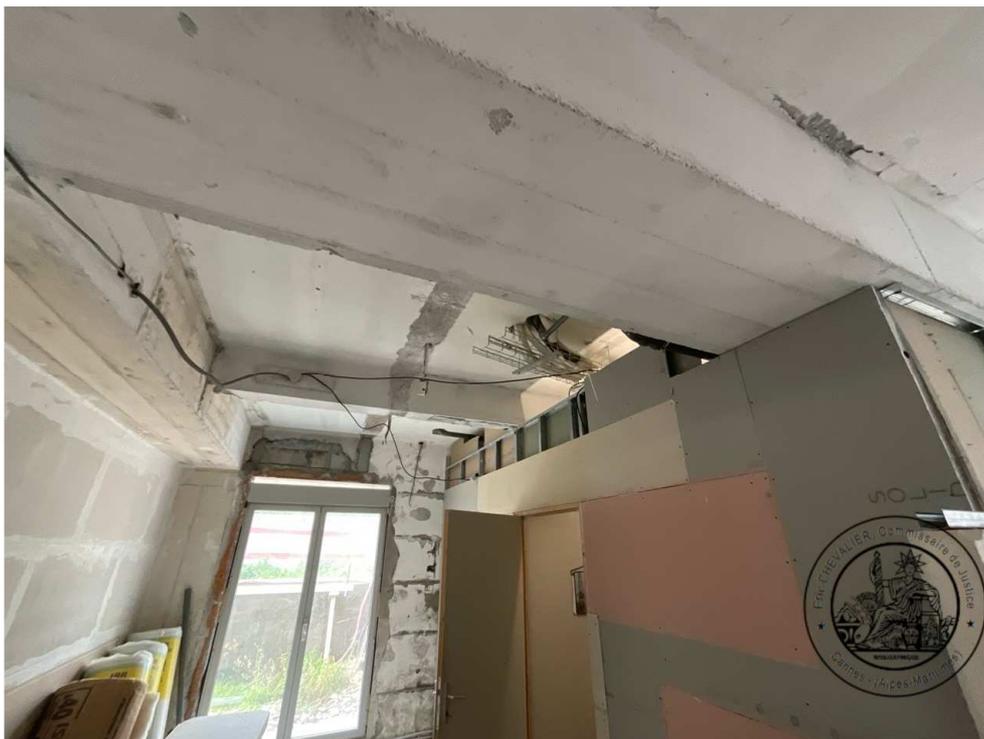


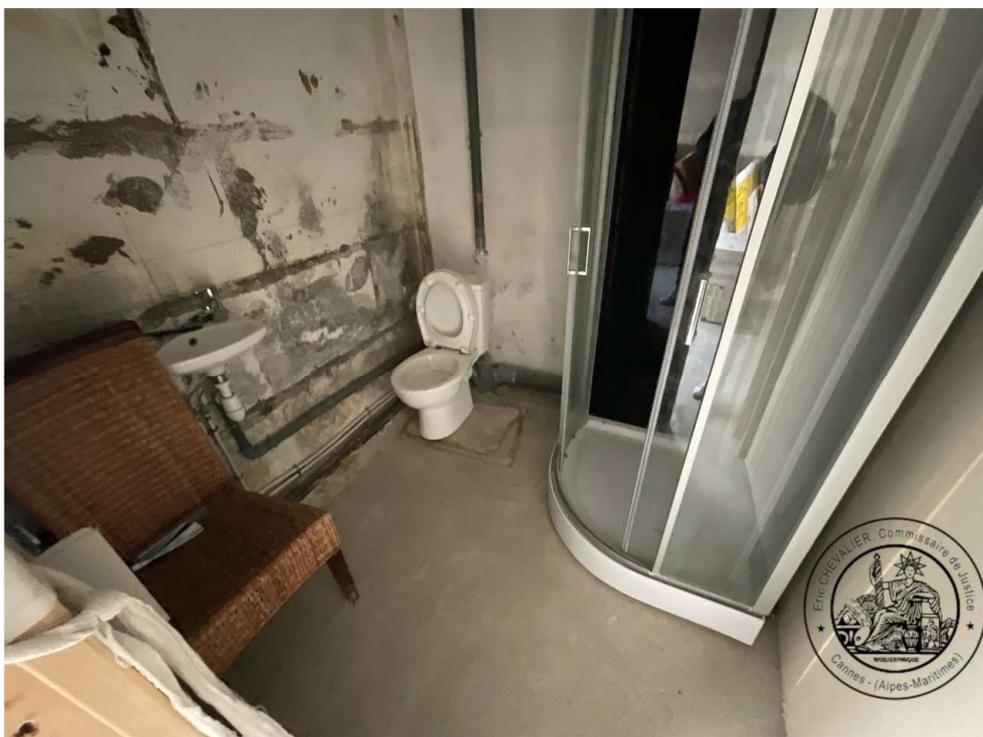
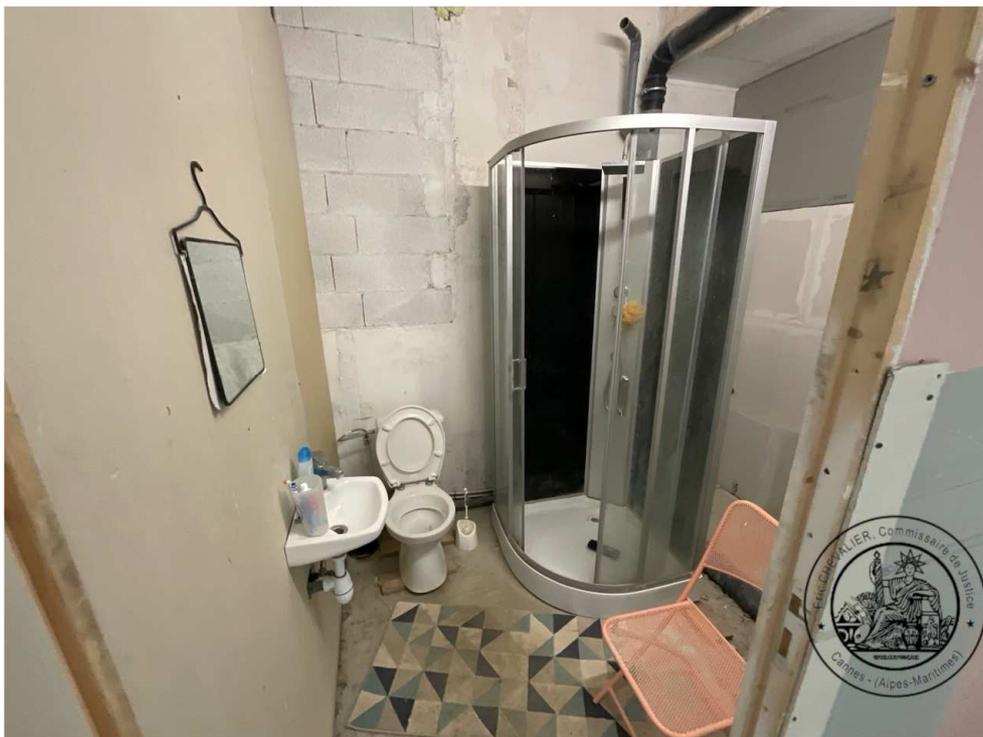


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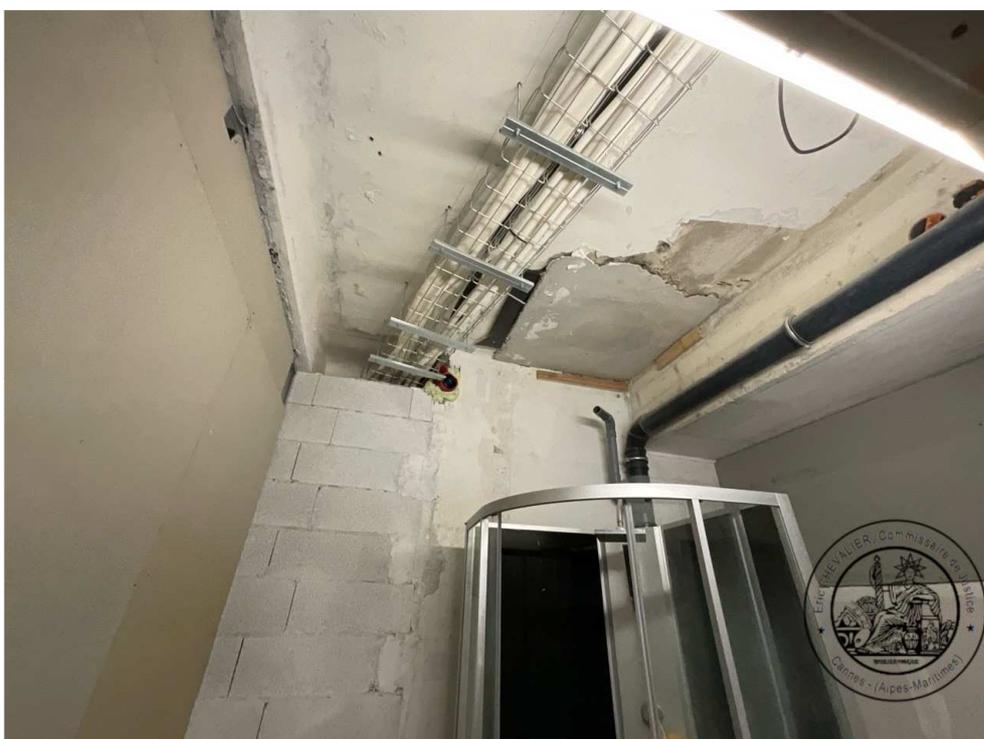
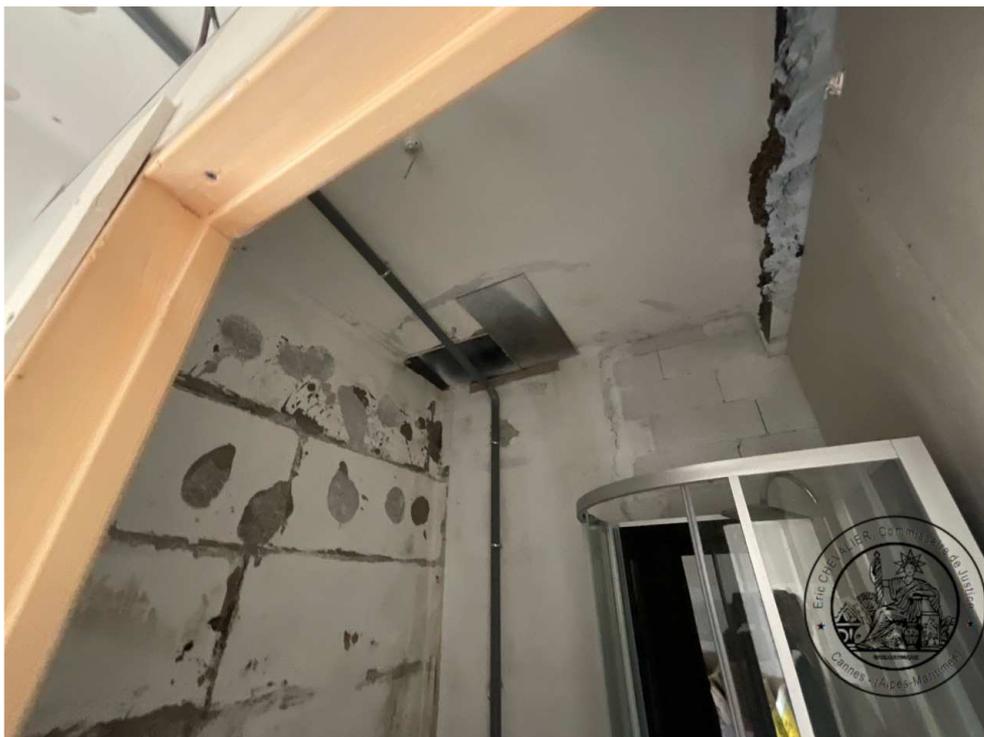




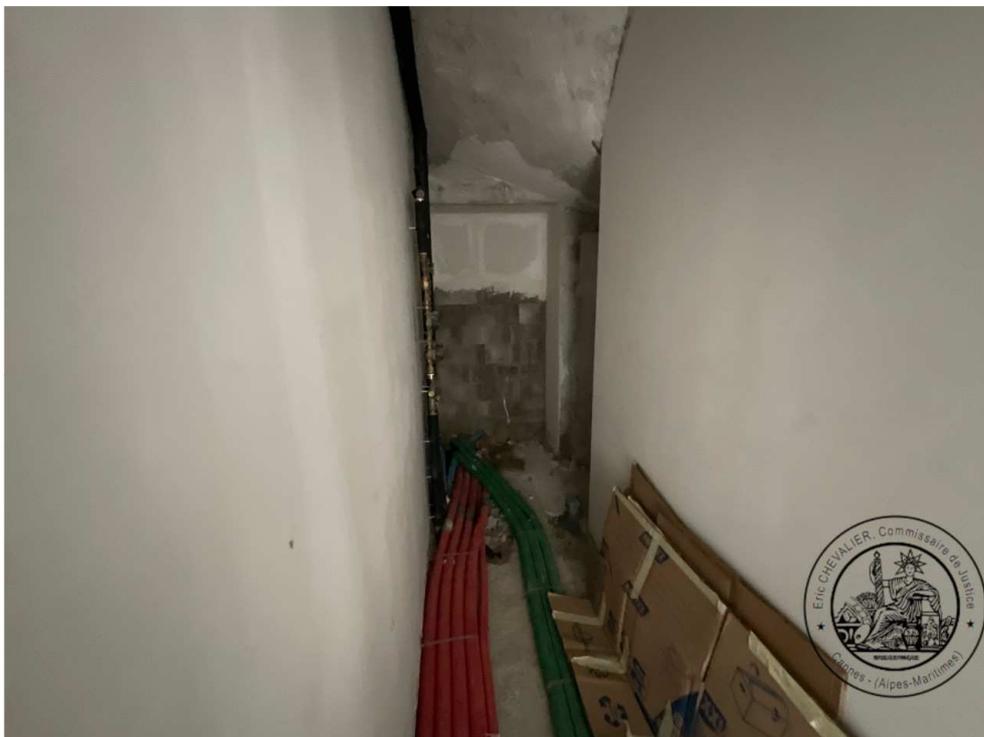


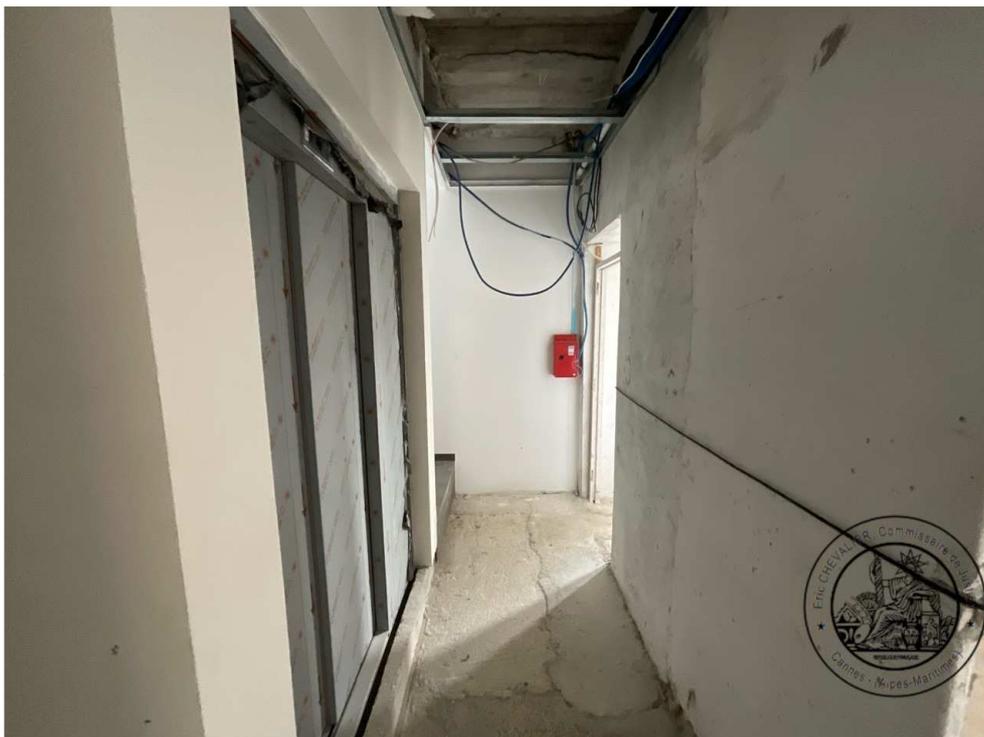


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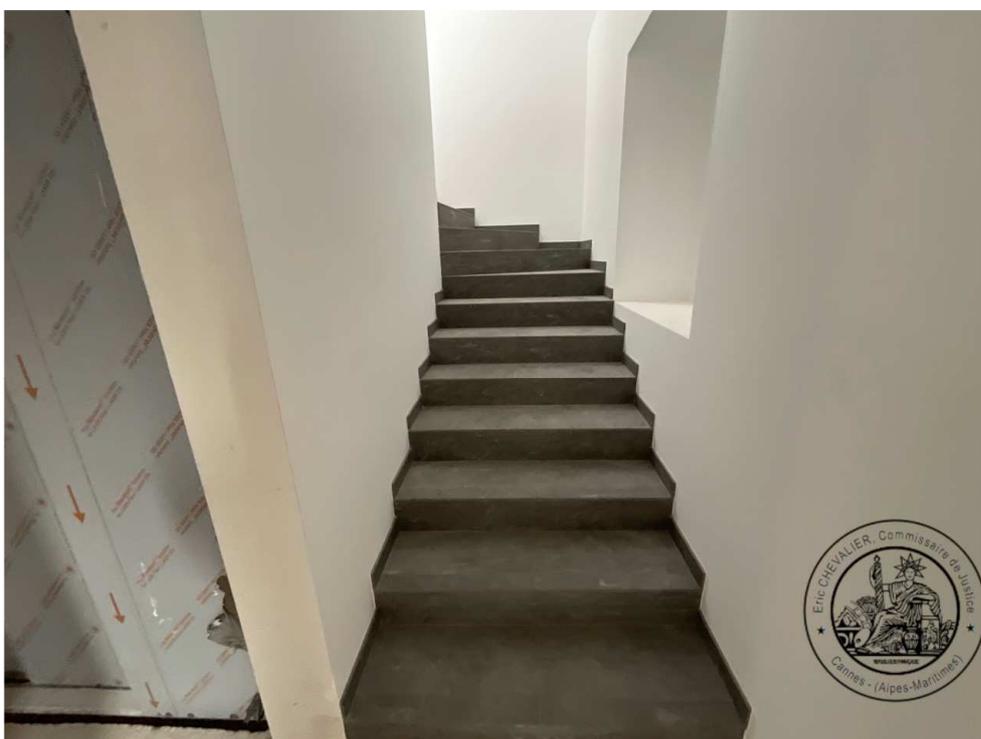
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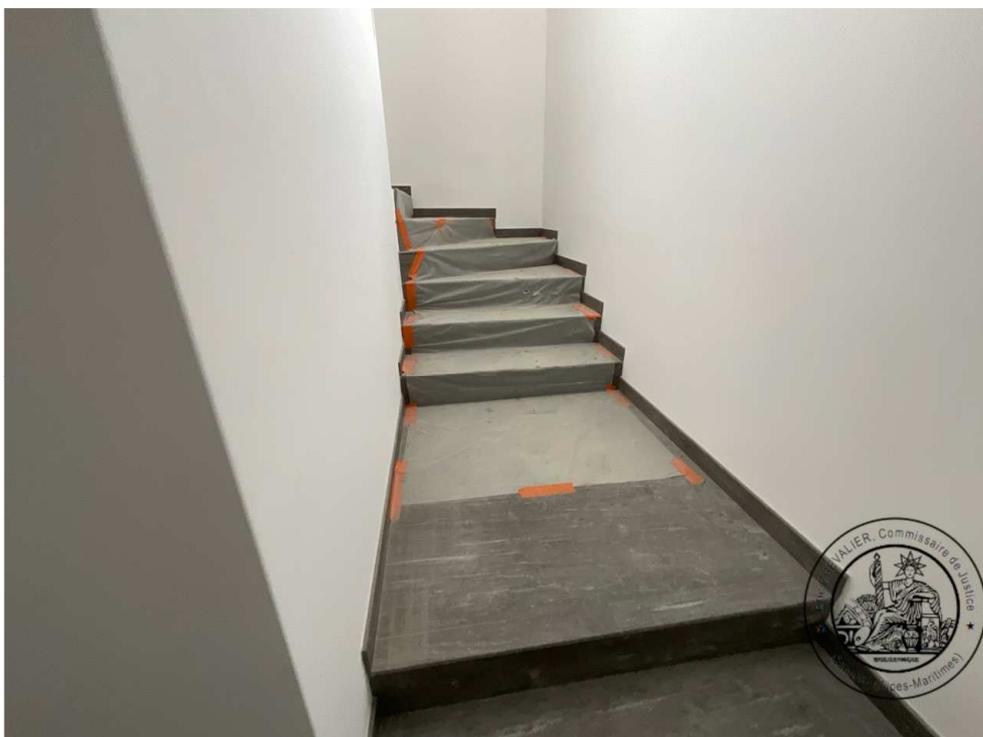


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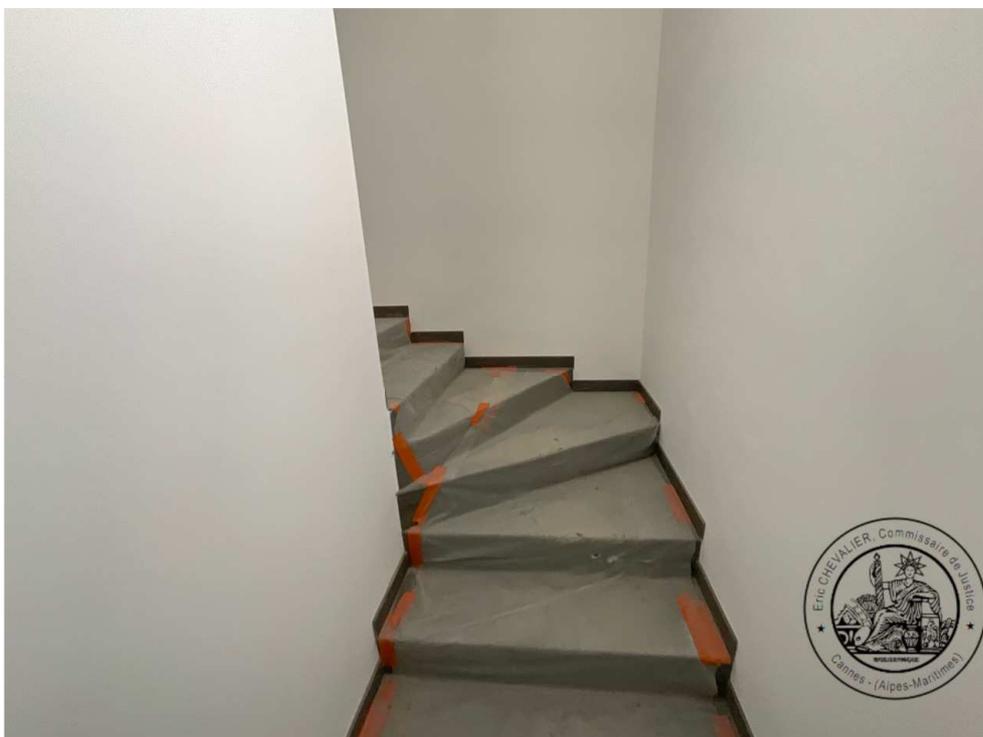
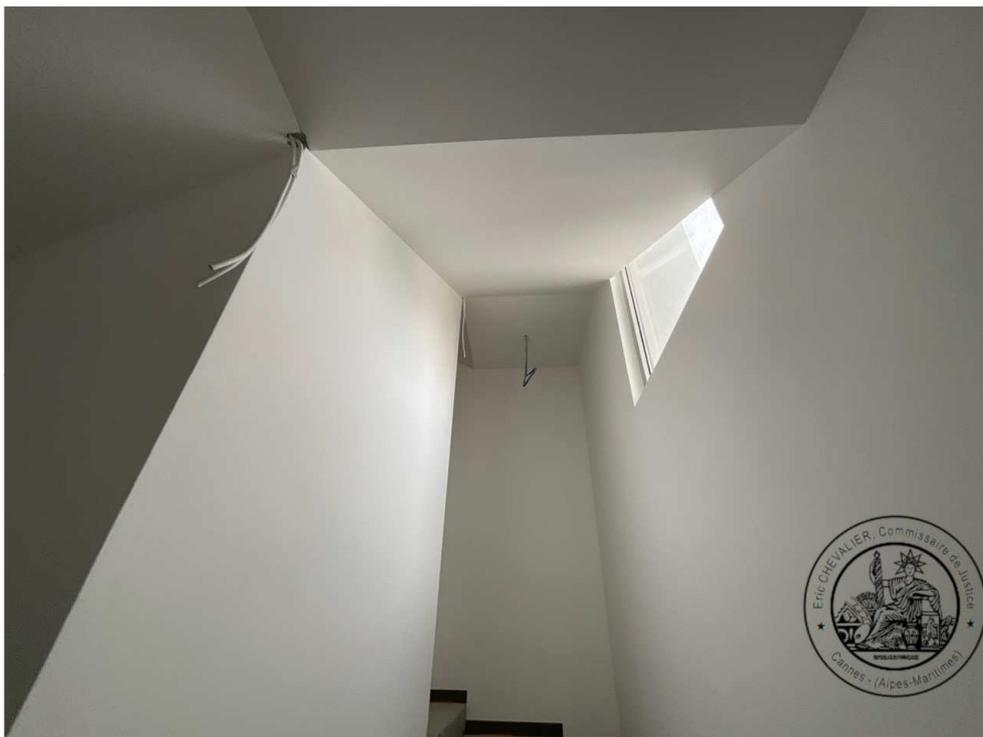
La hauteur sous plafond d'environ 4 mètres est notable.

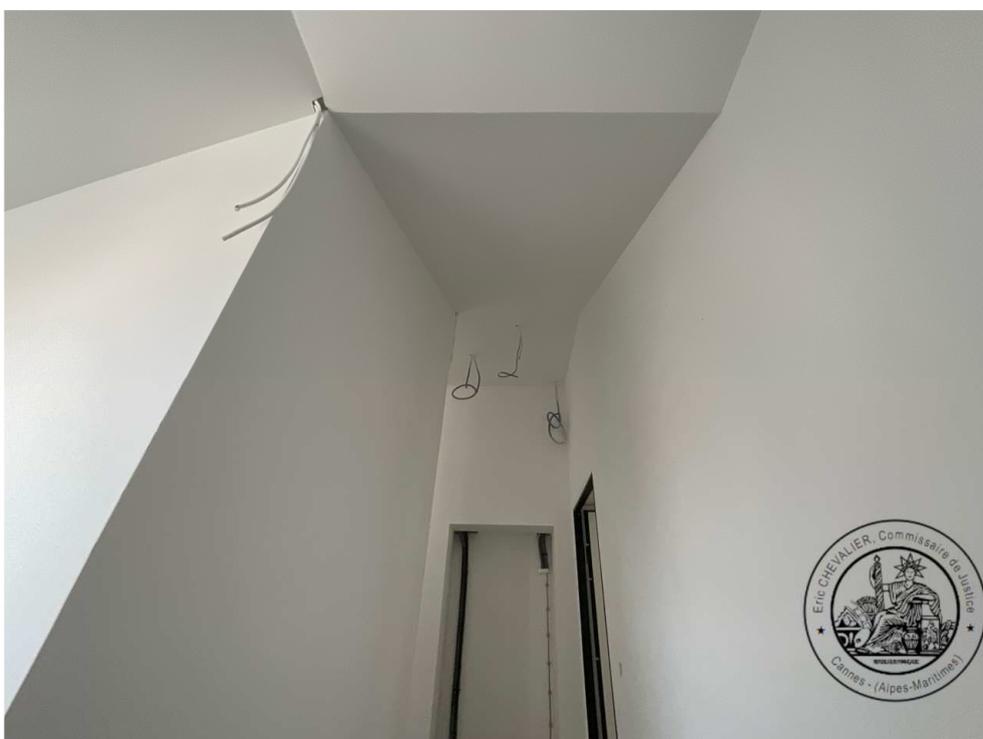
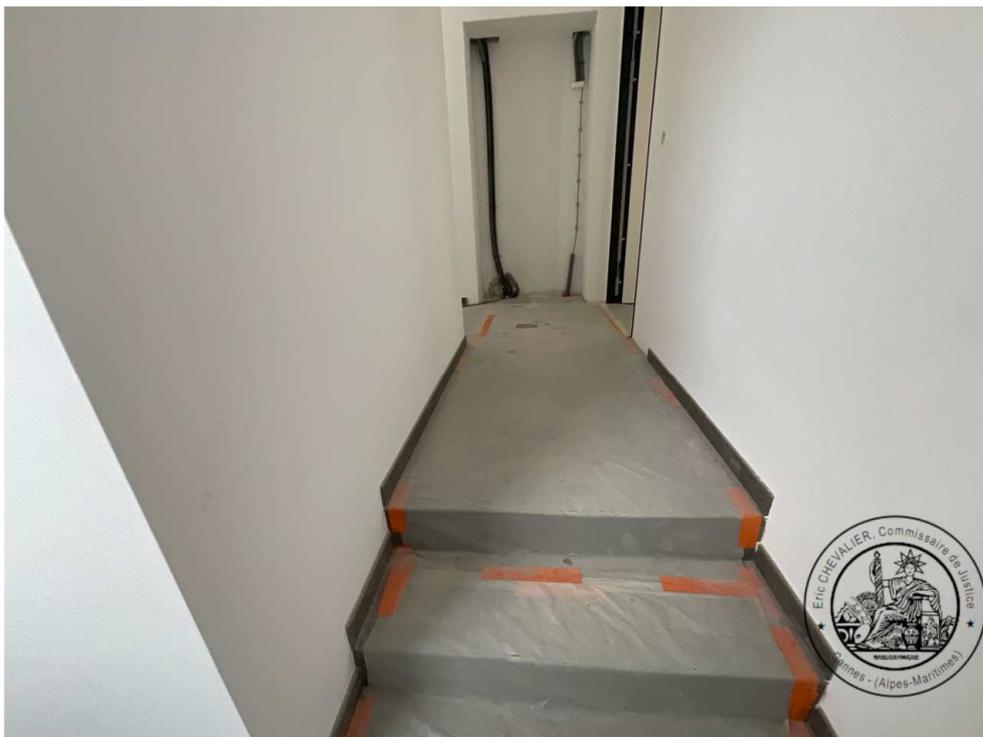


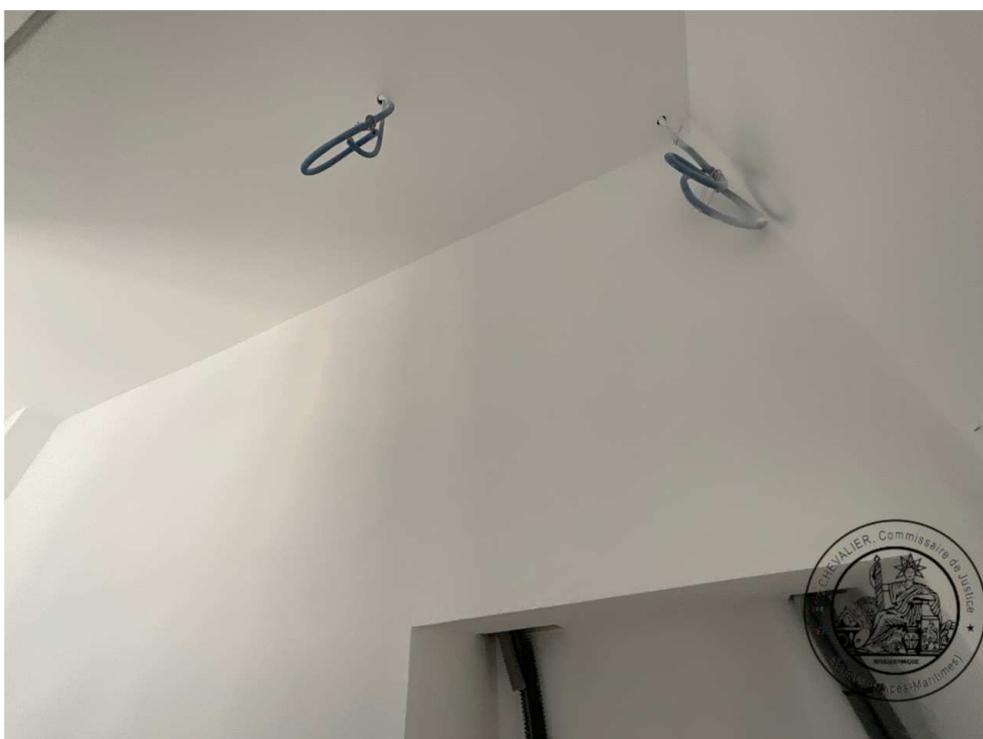
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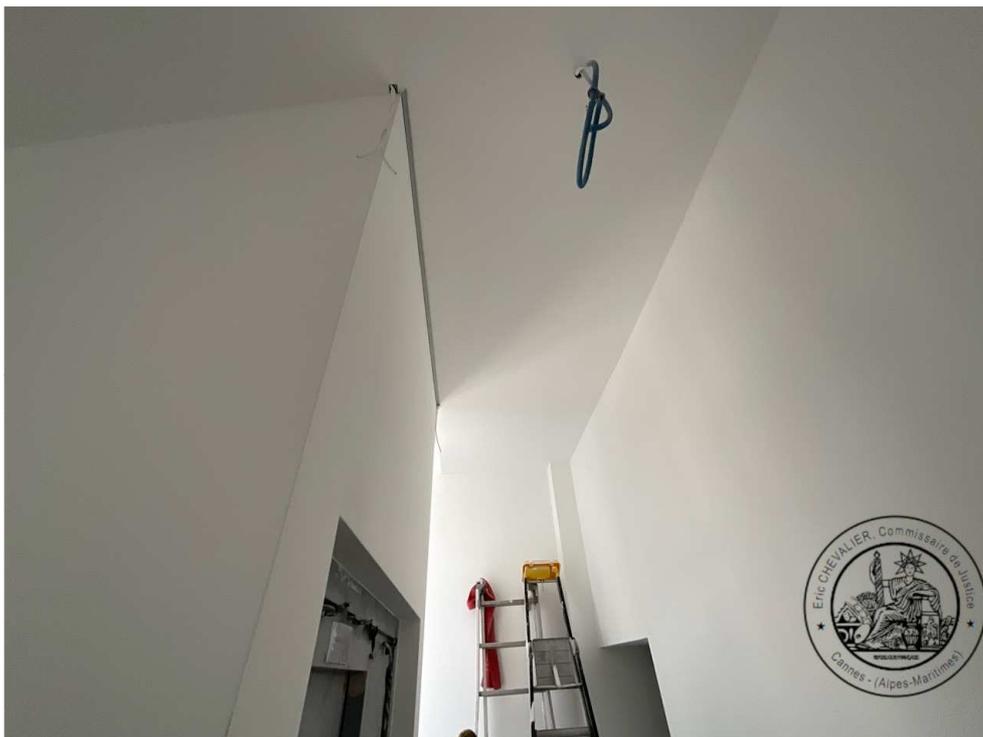


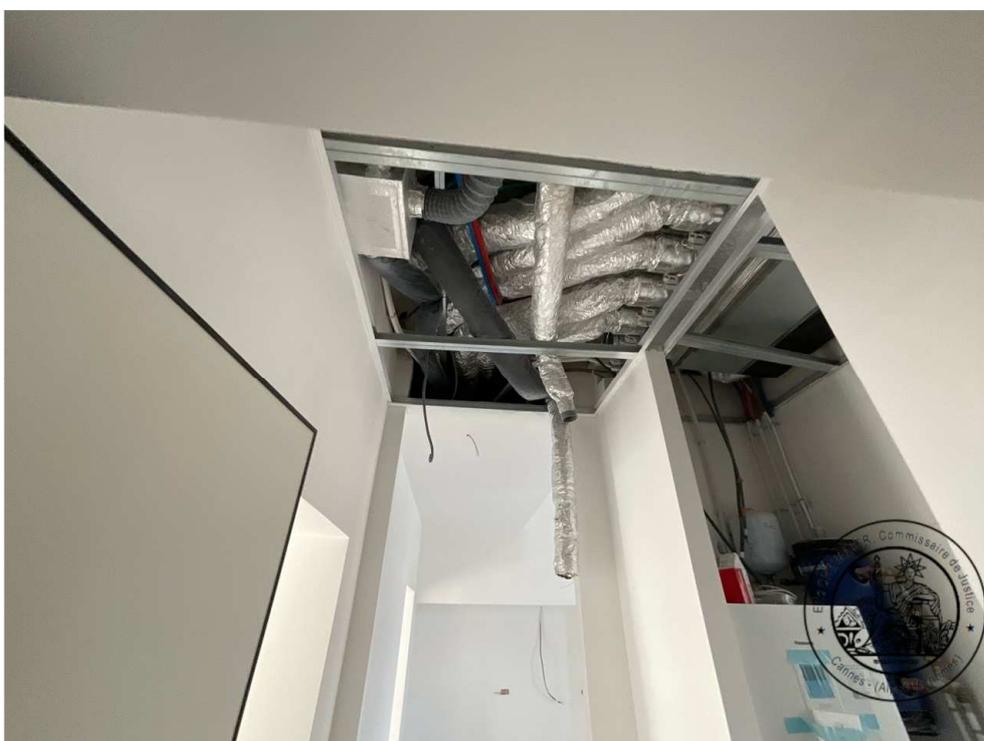
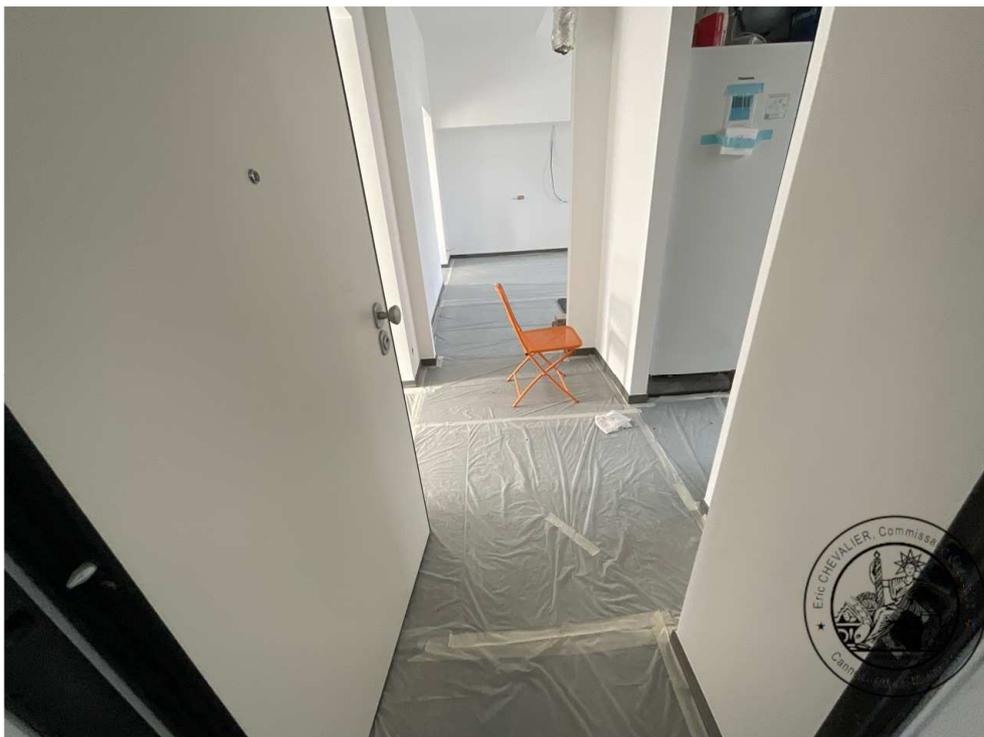
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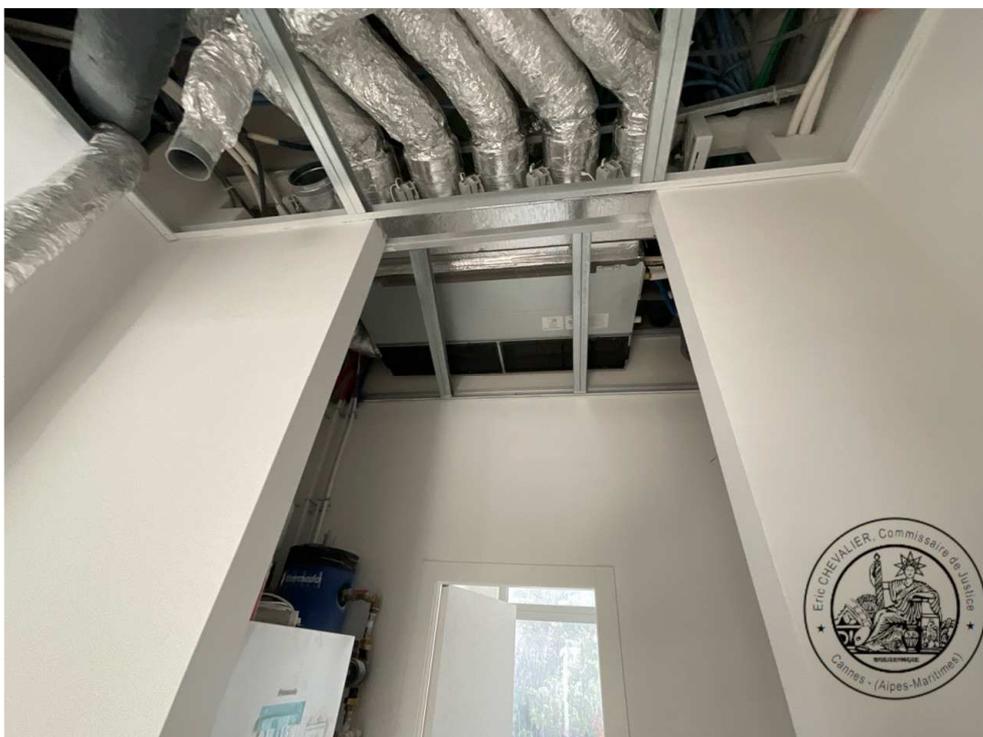
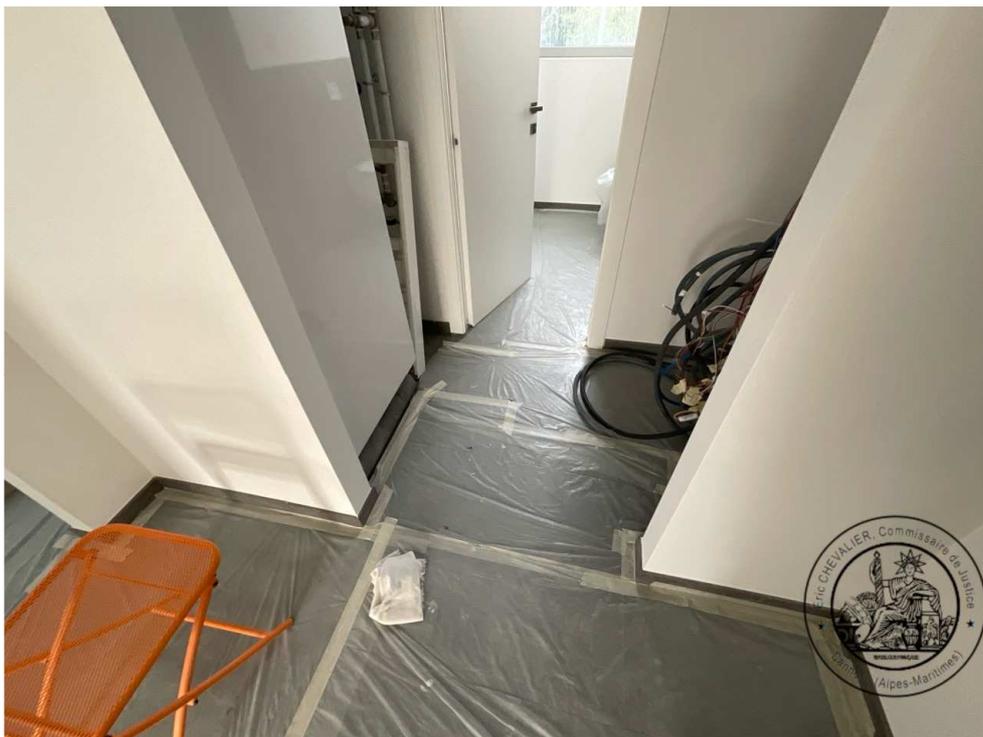


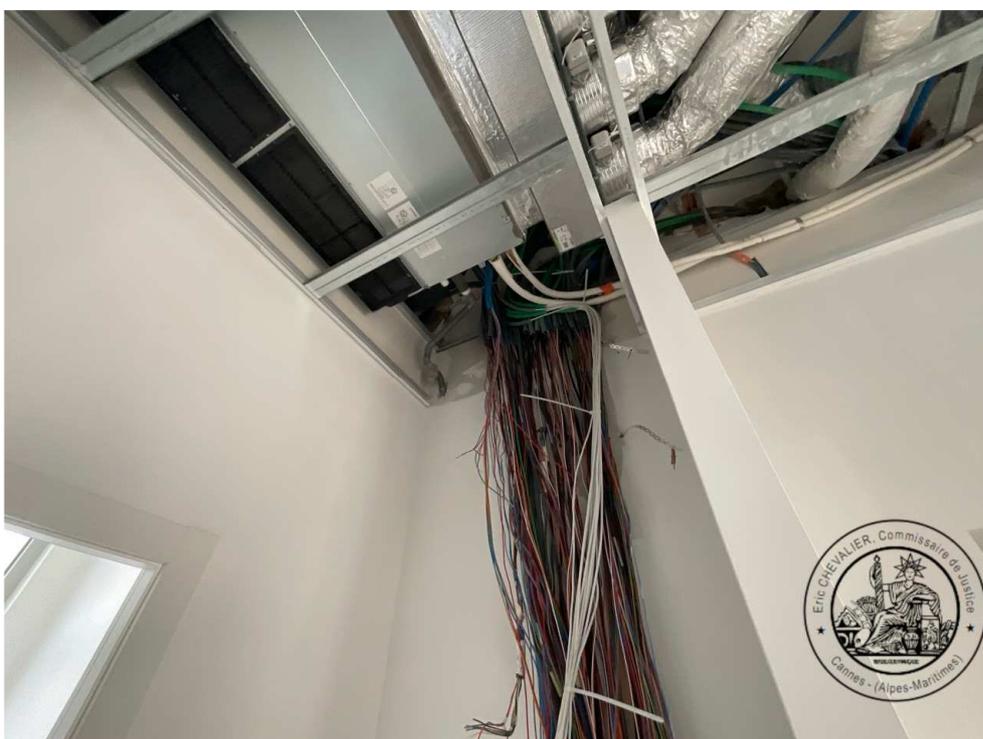
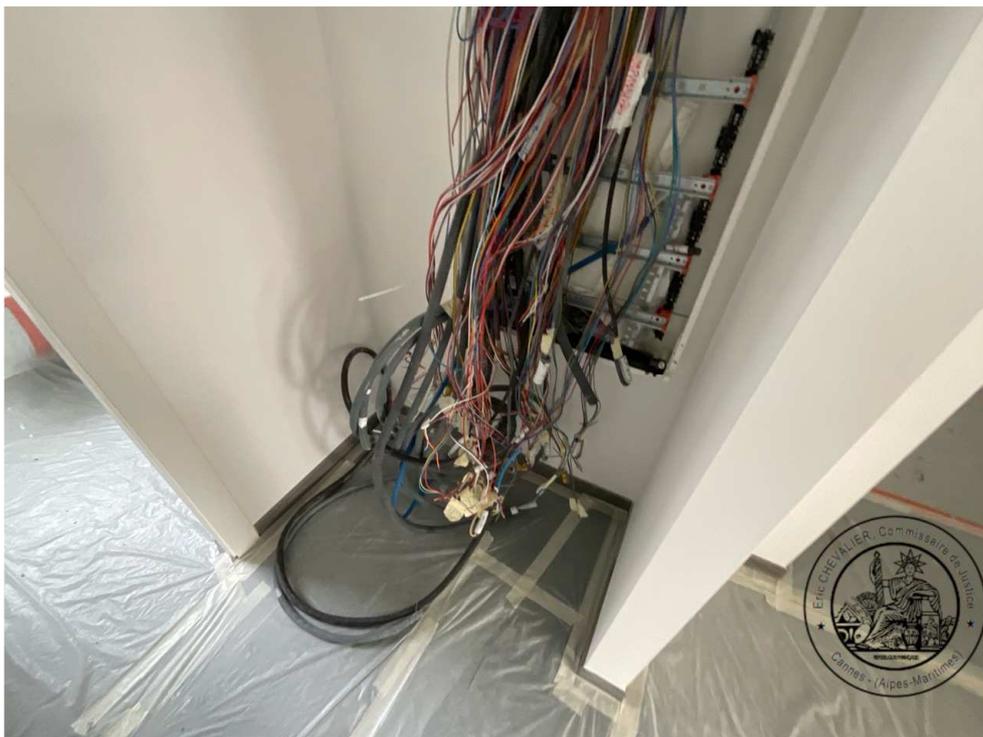






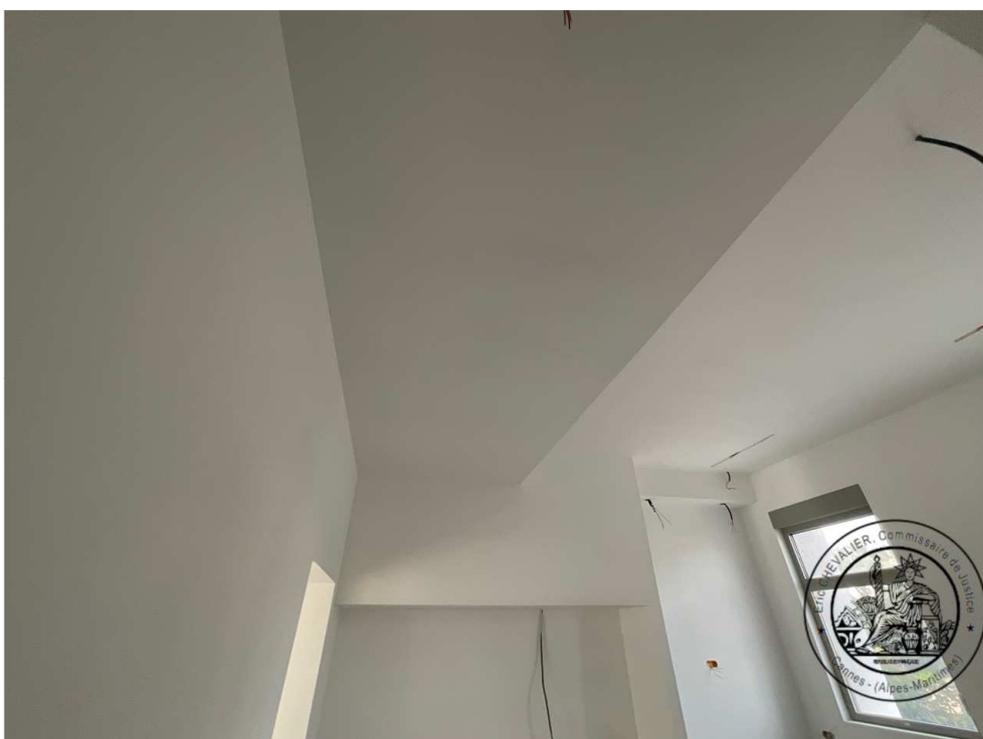
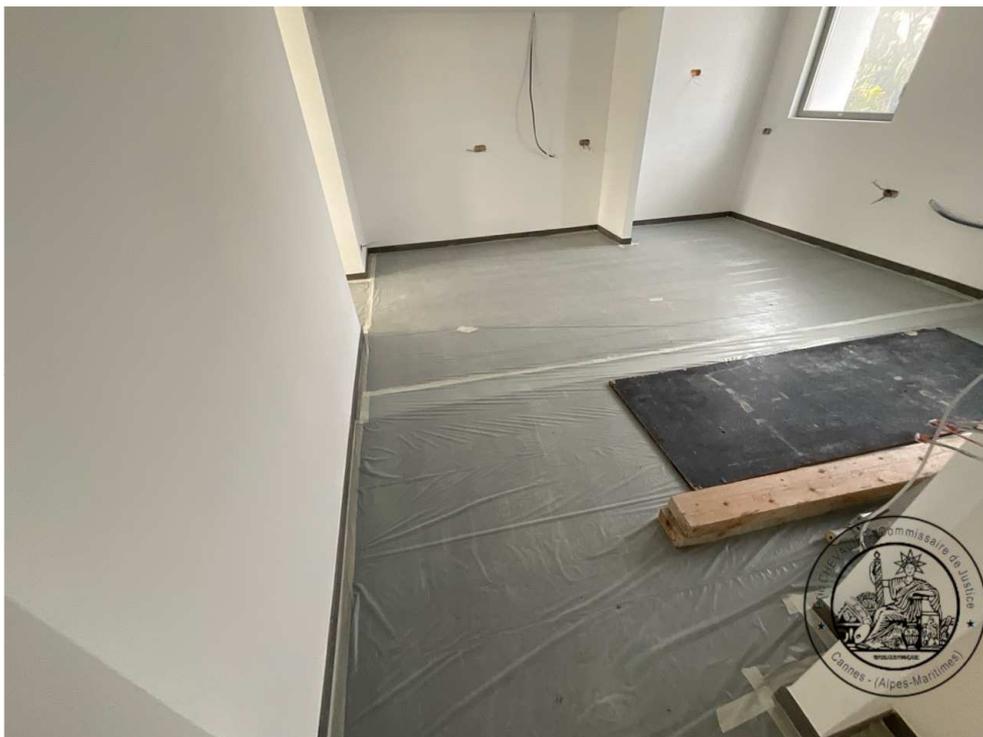
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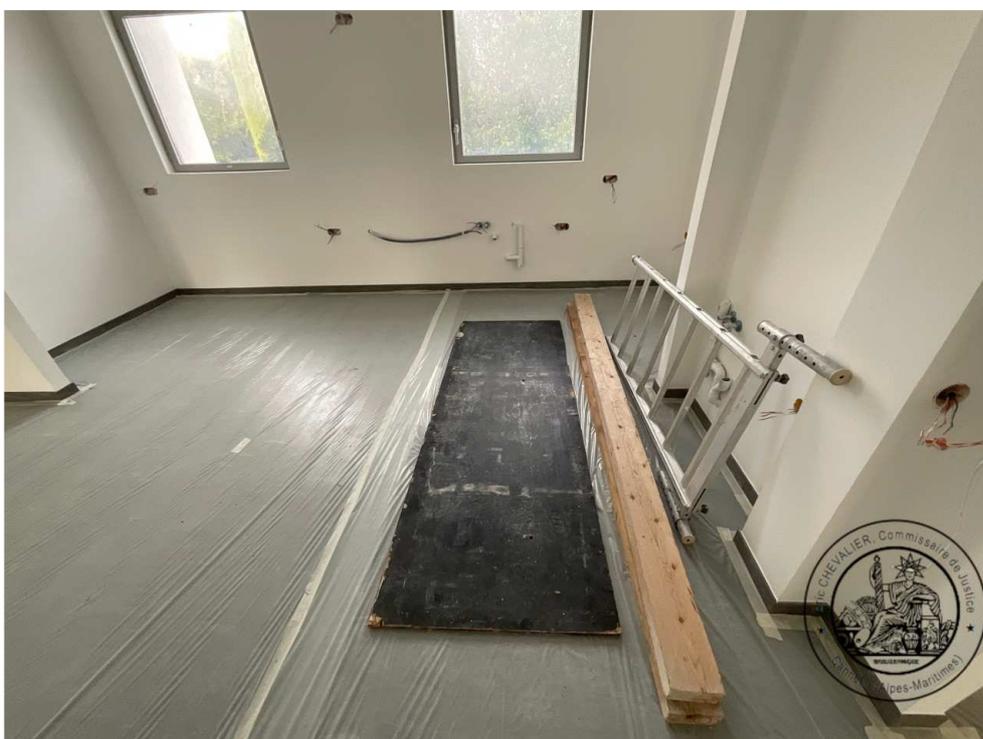
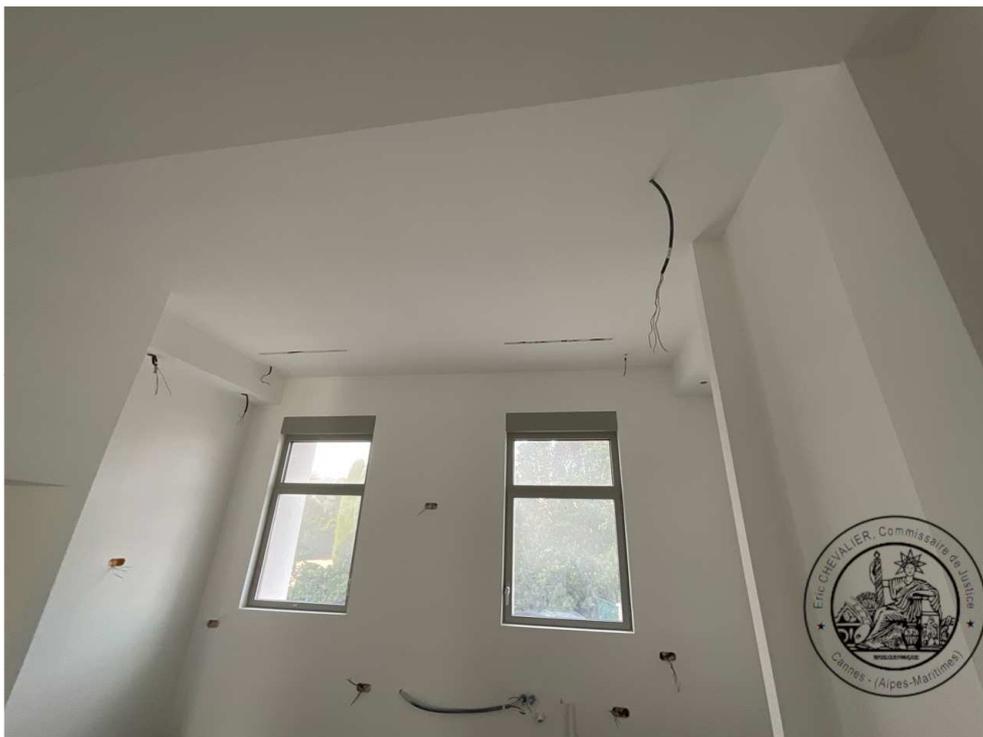


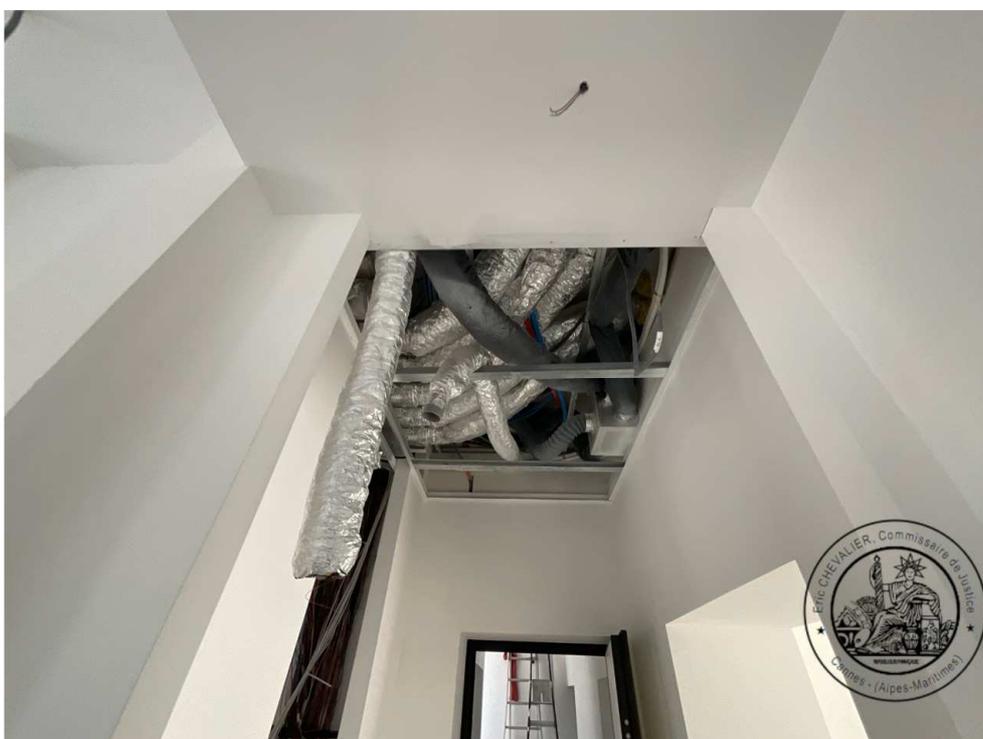
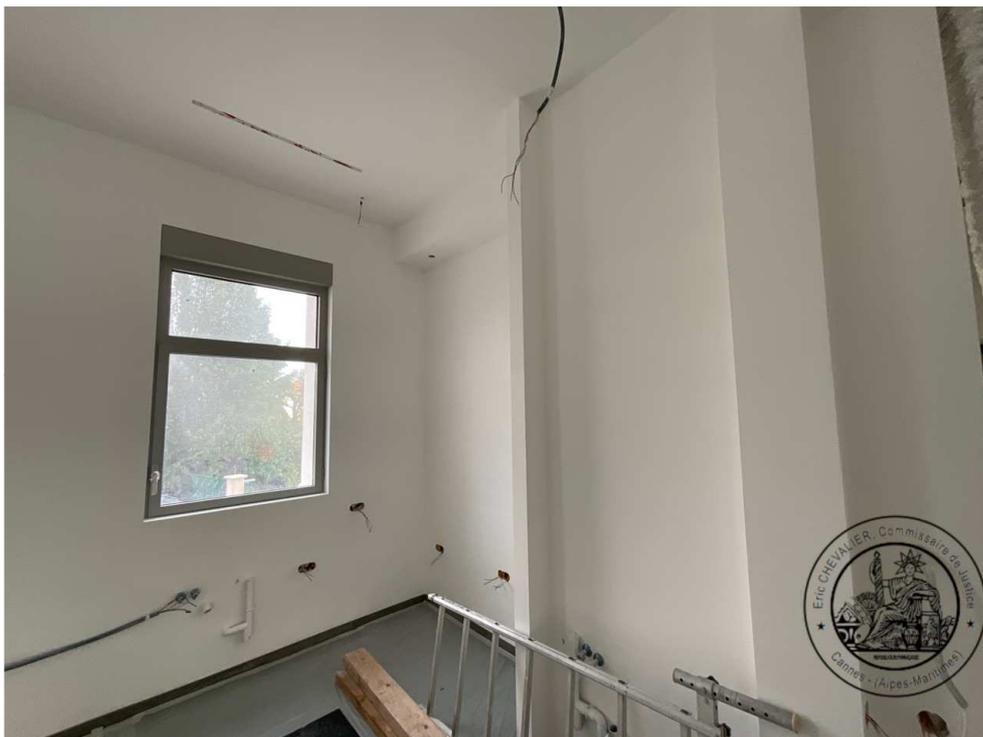


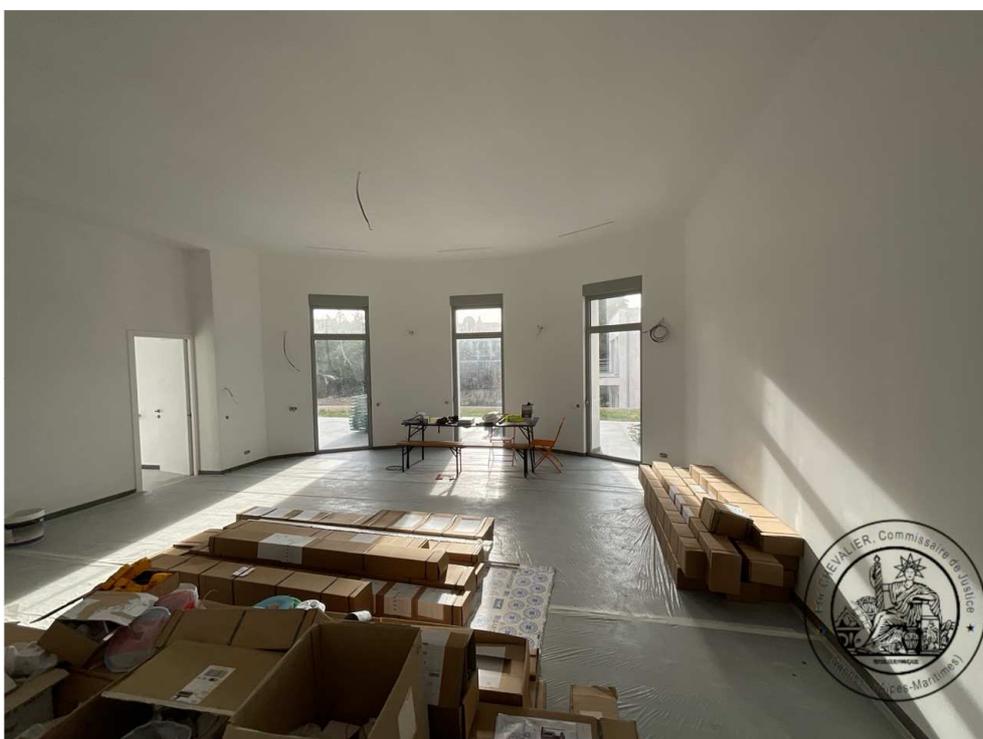
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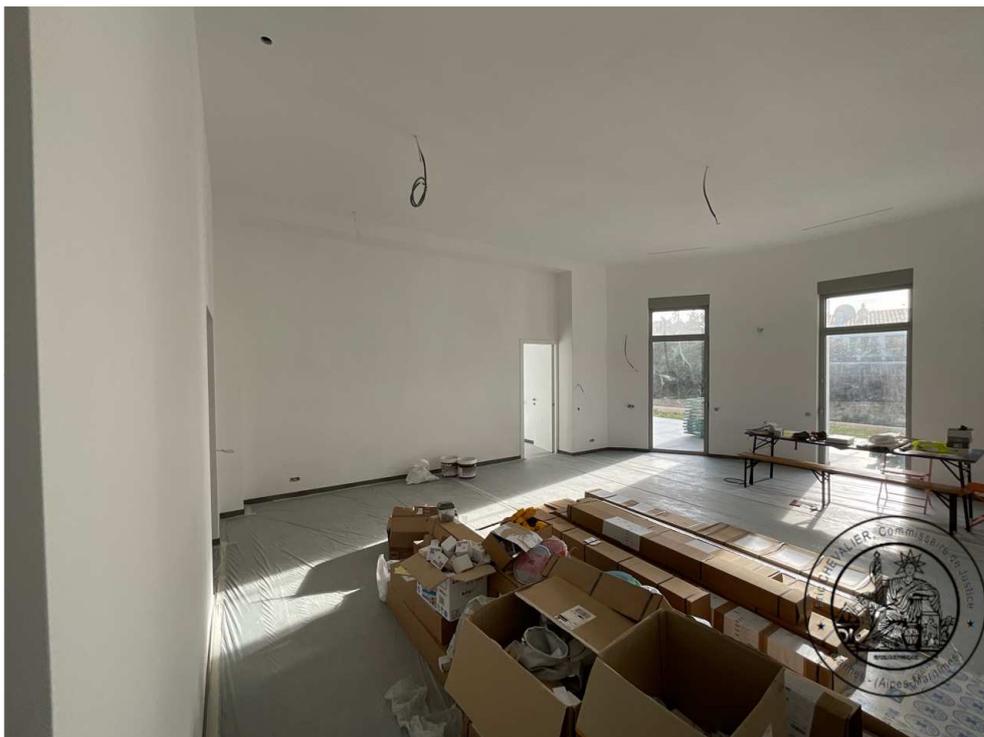


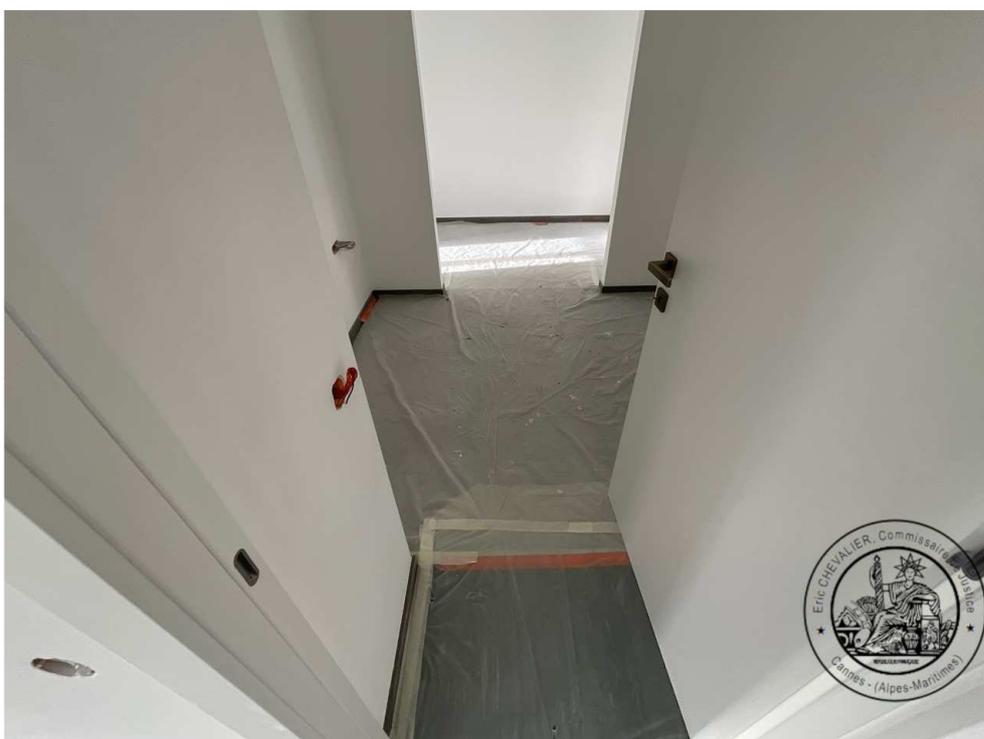
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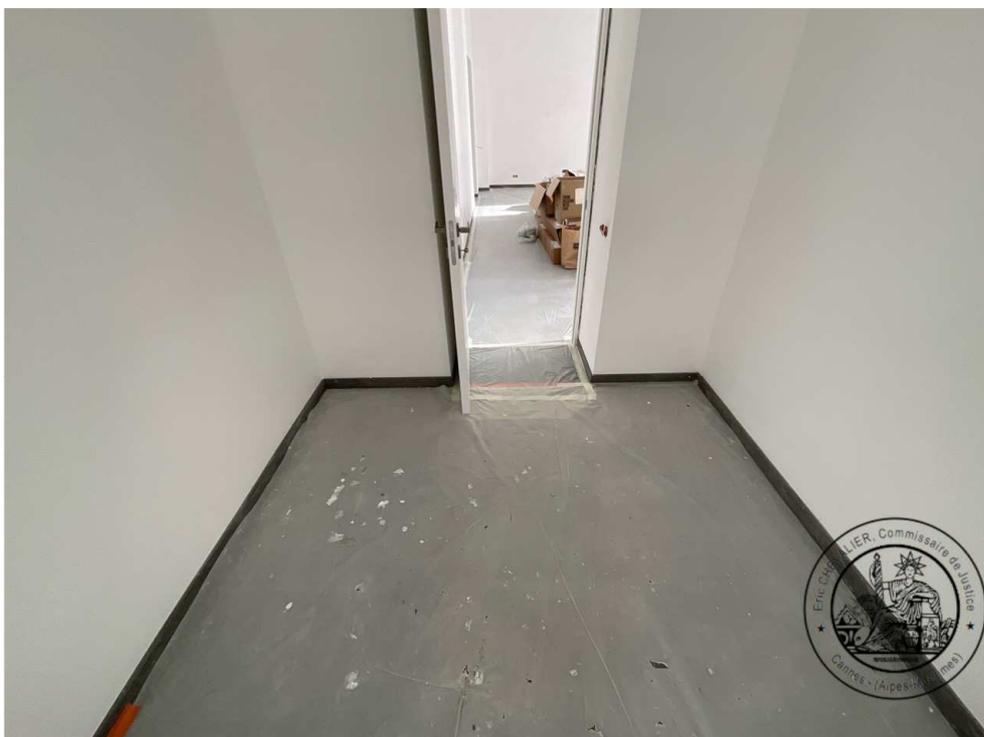
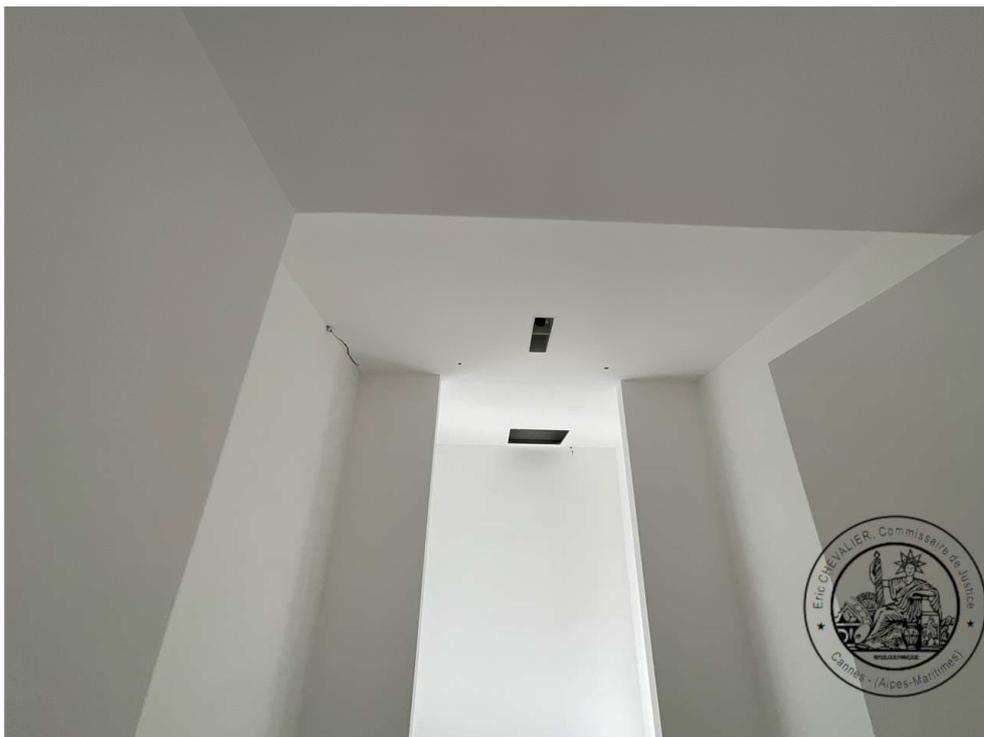




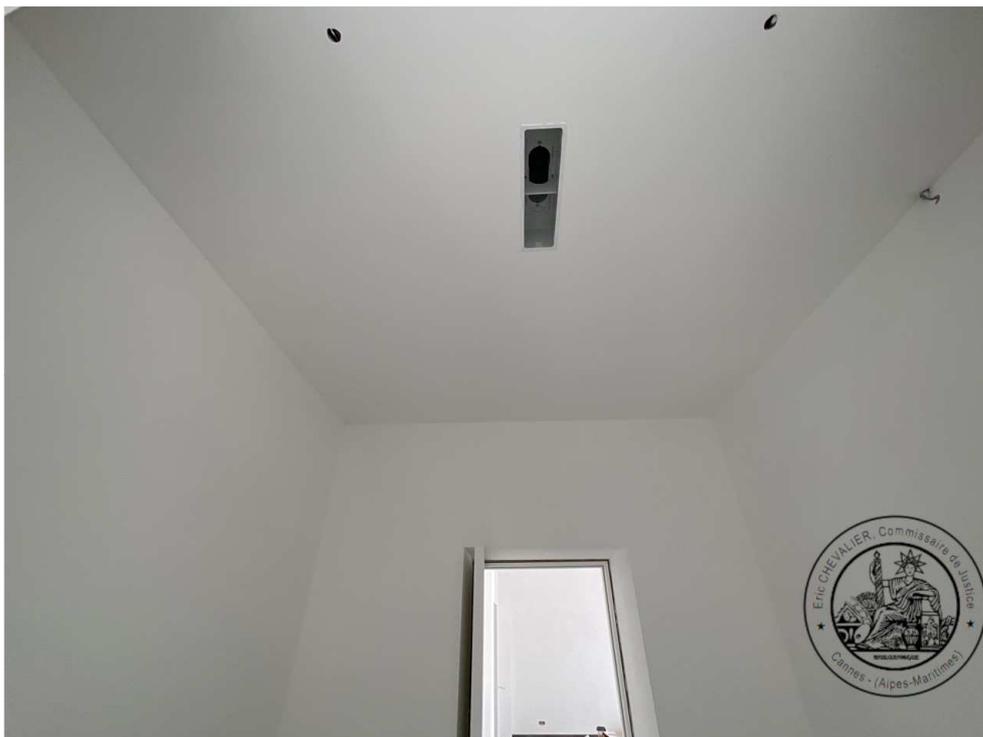


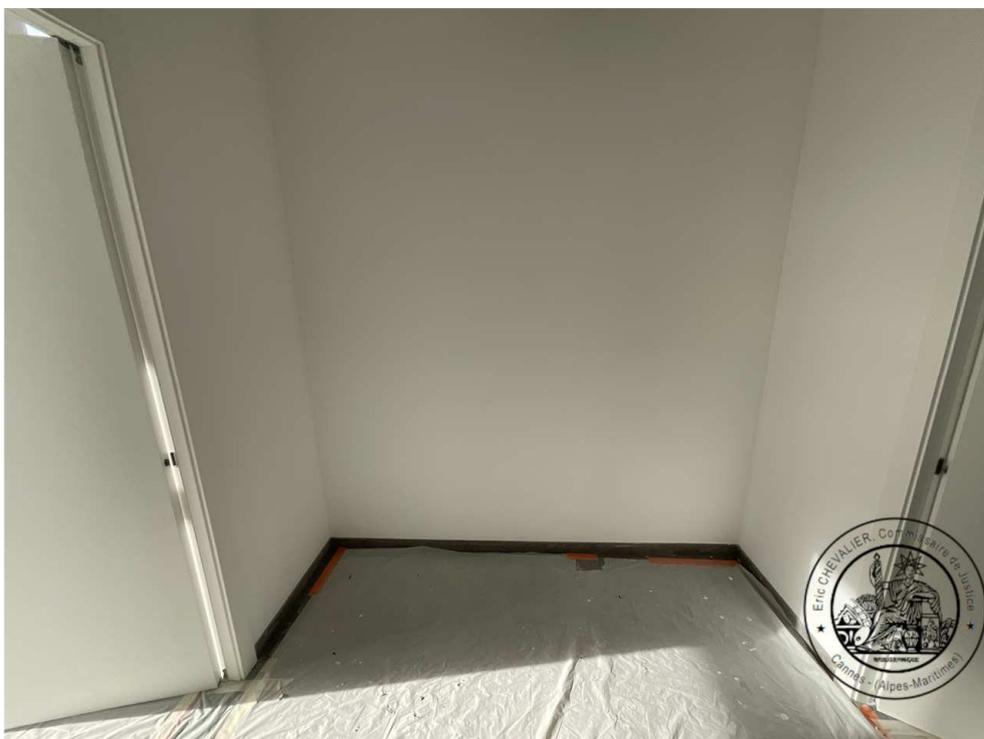


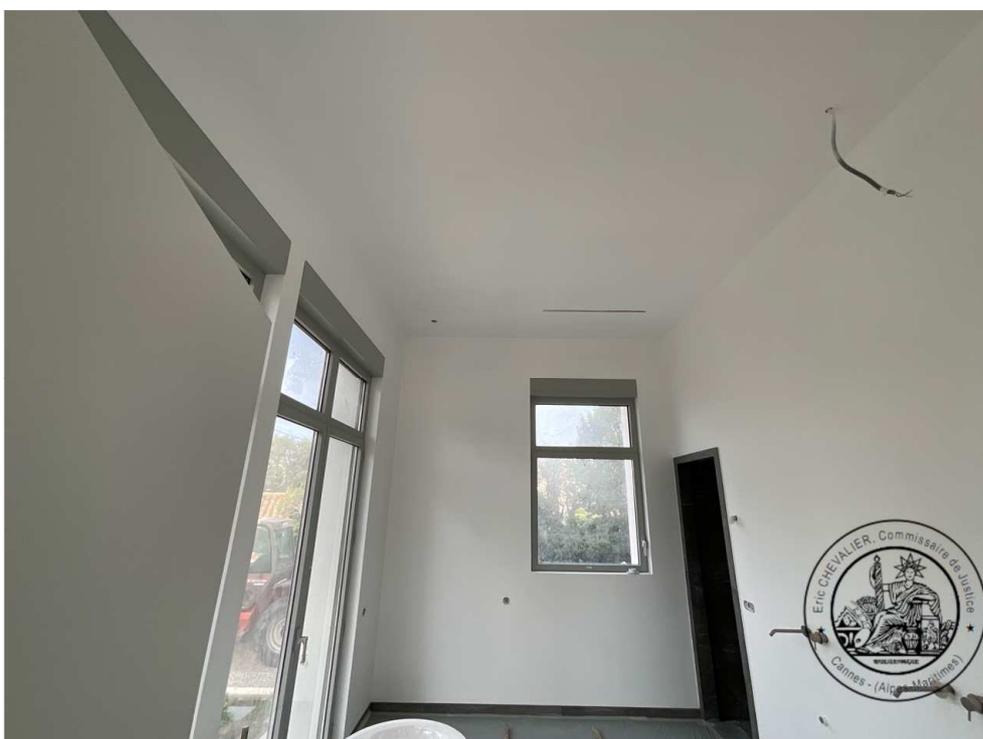




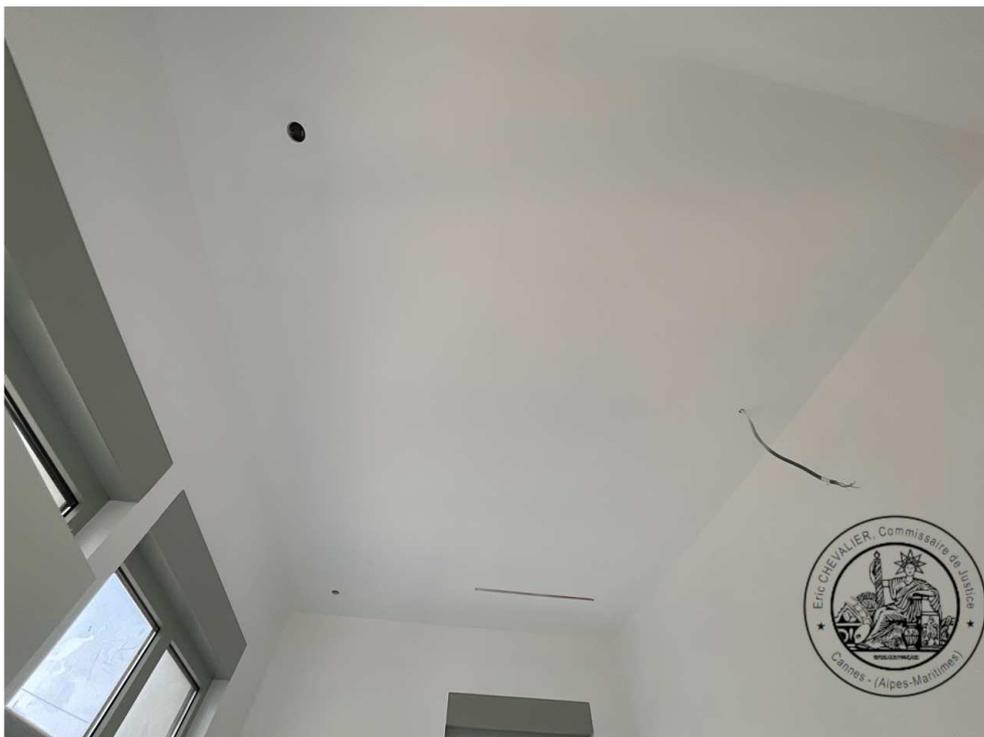
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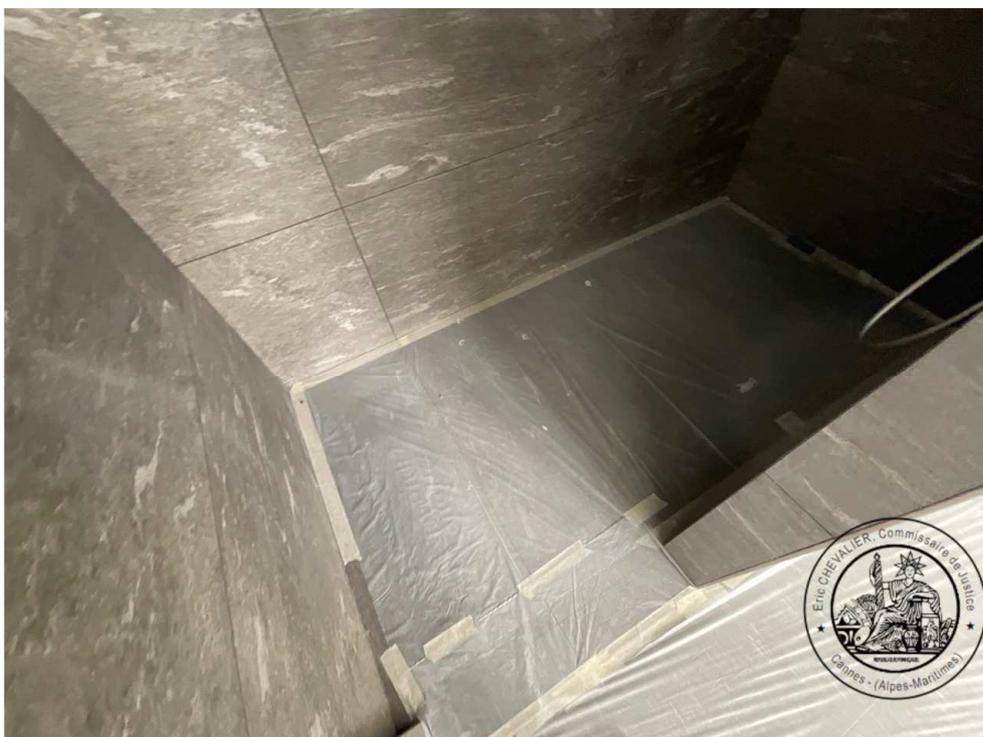
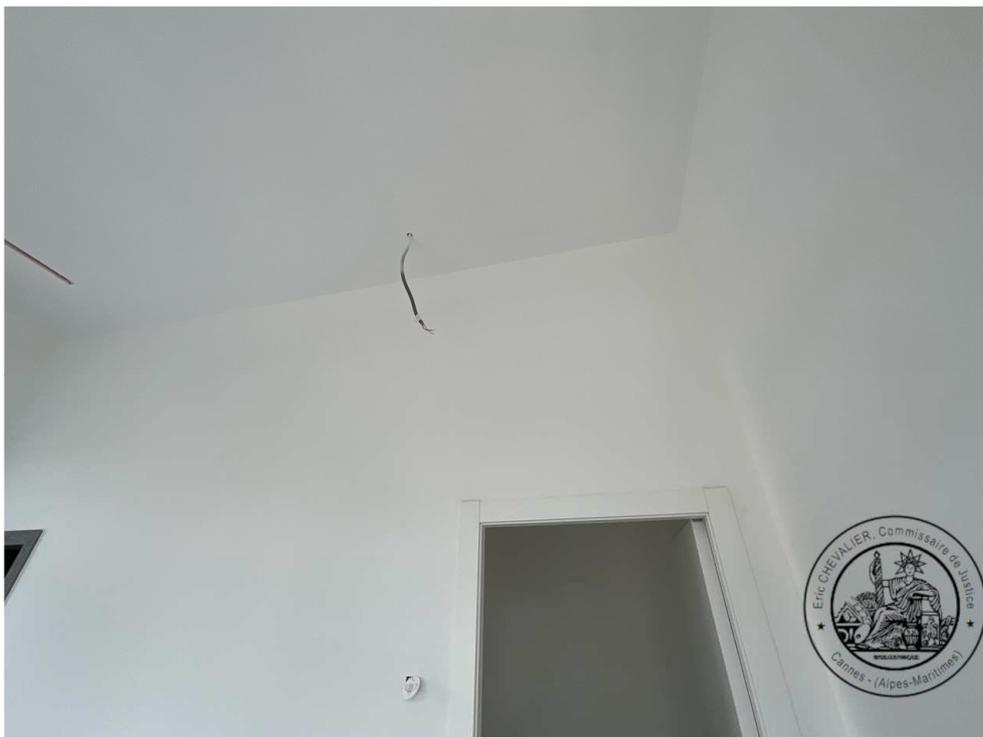


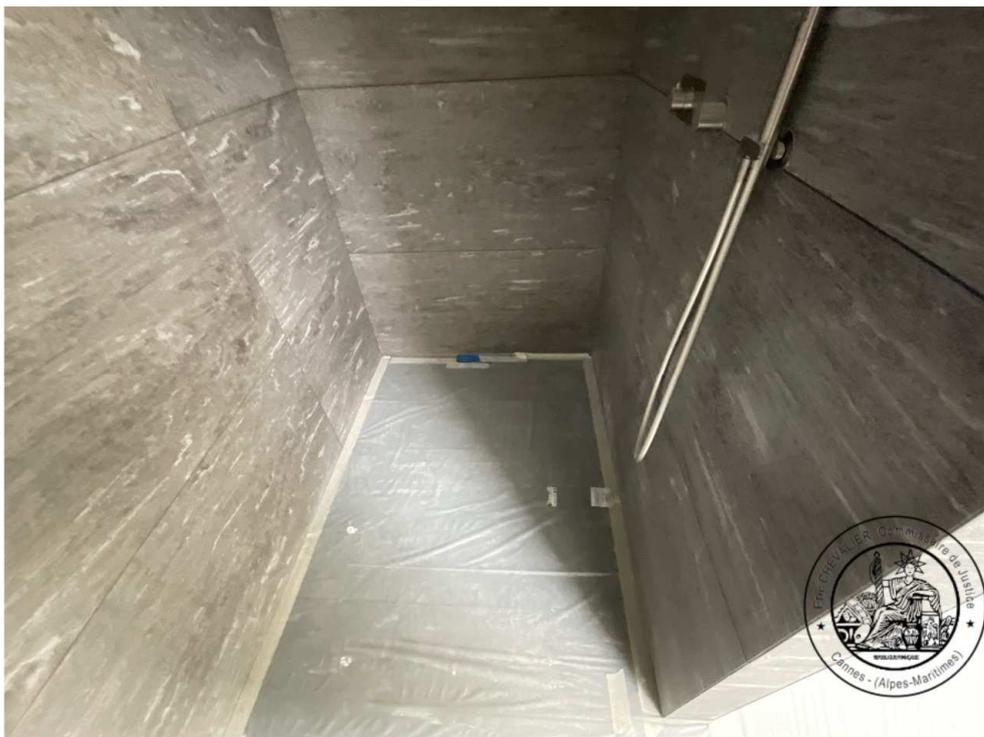




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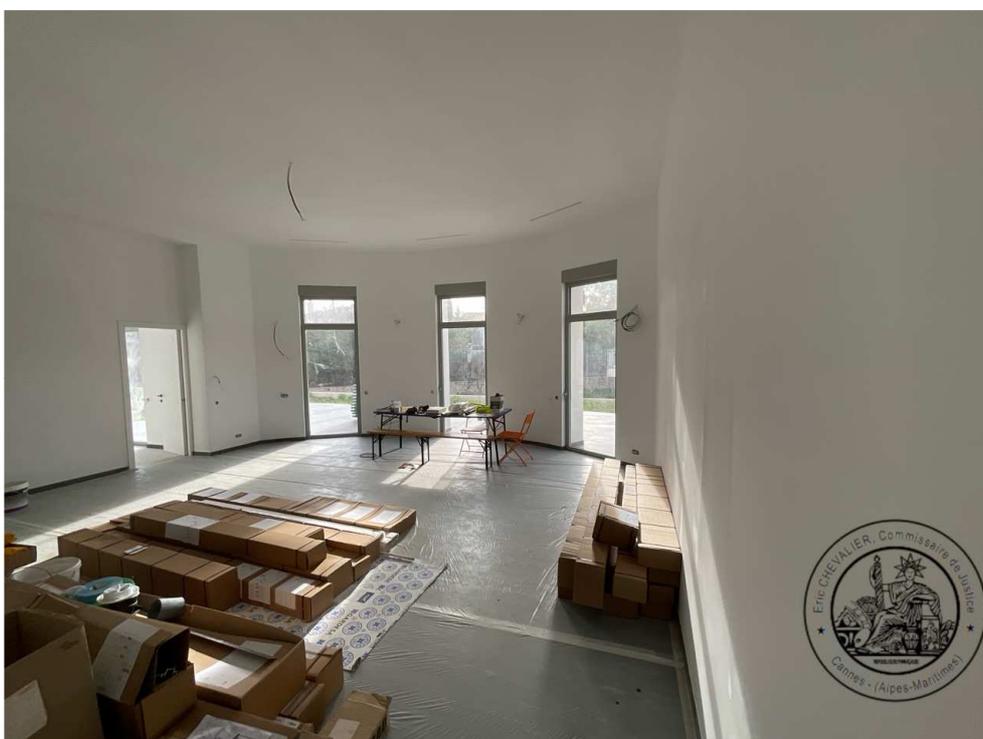
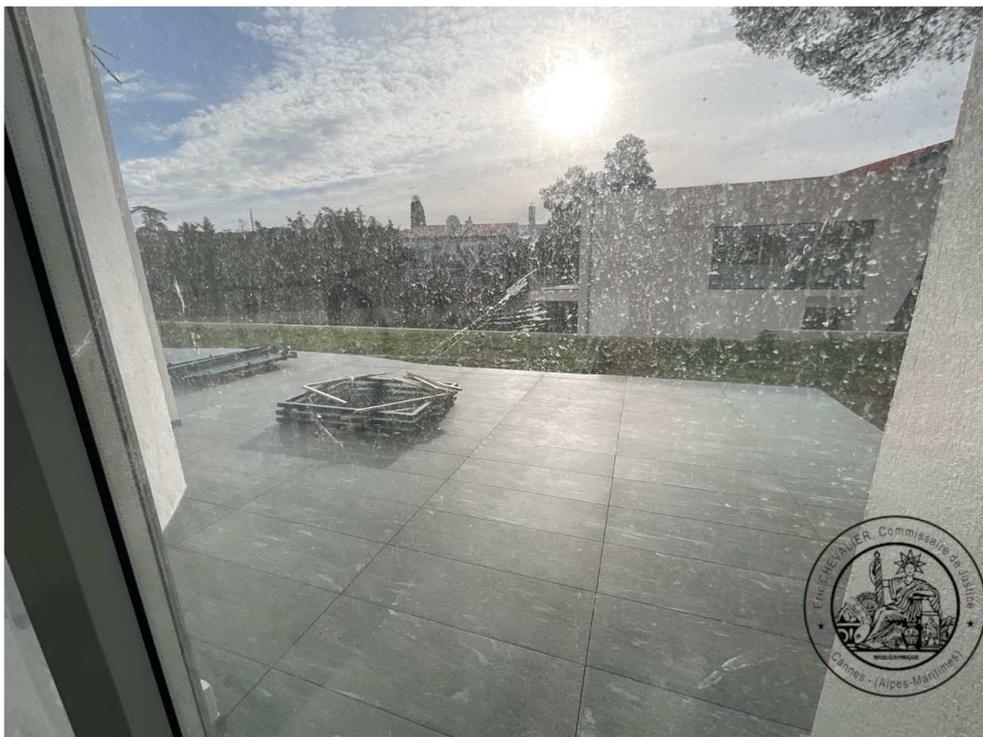
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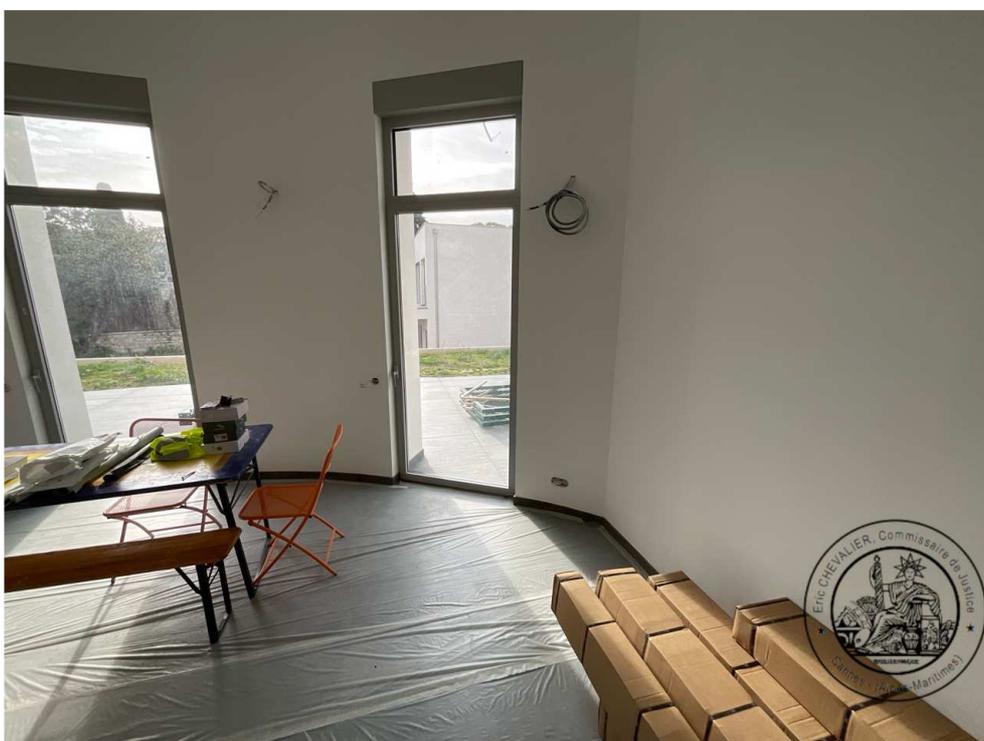






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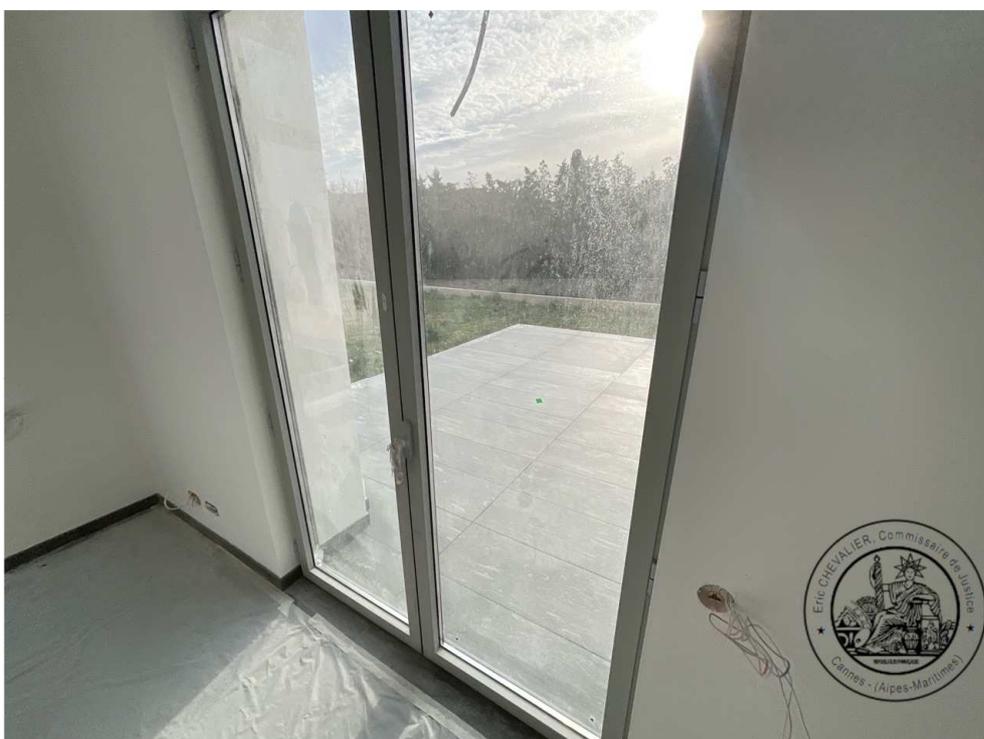
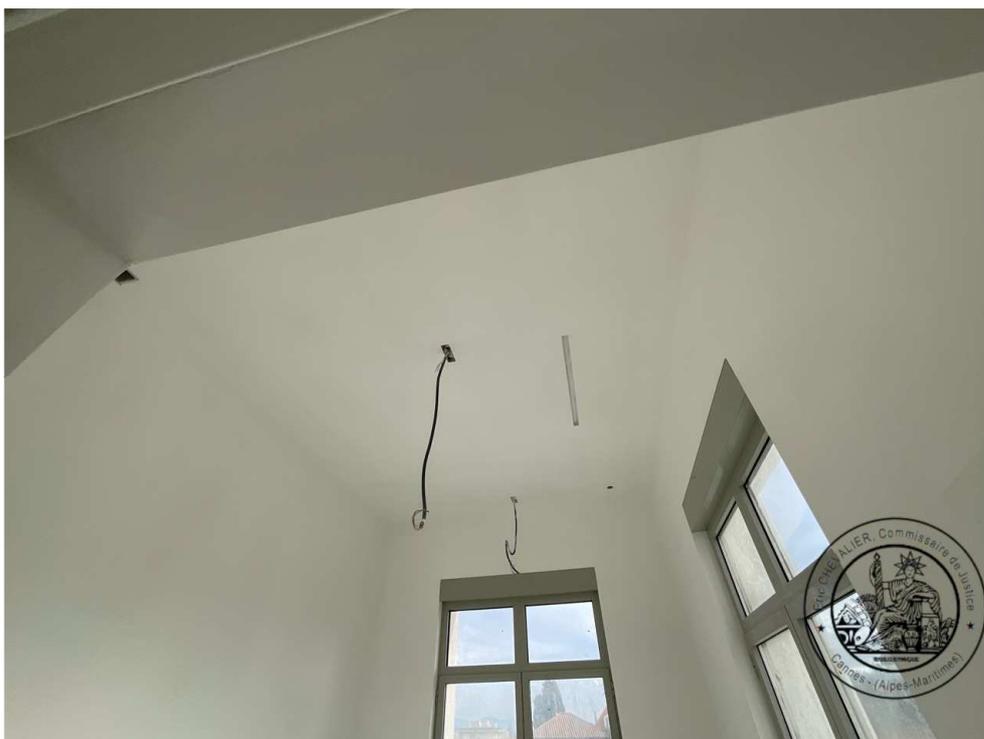






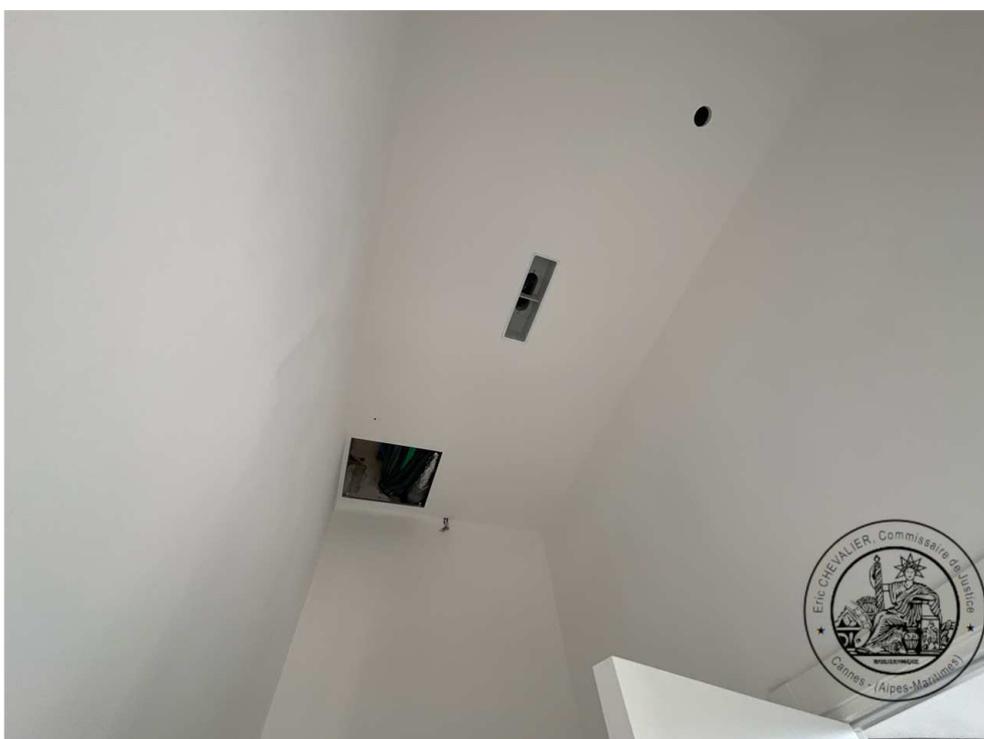
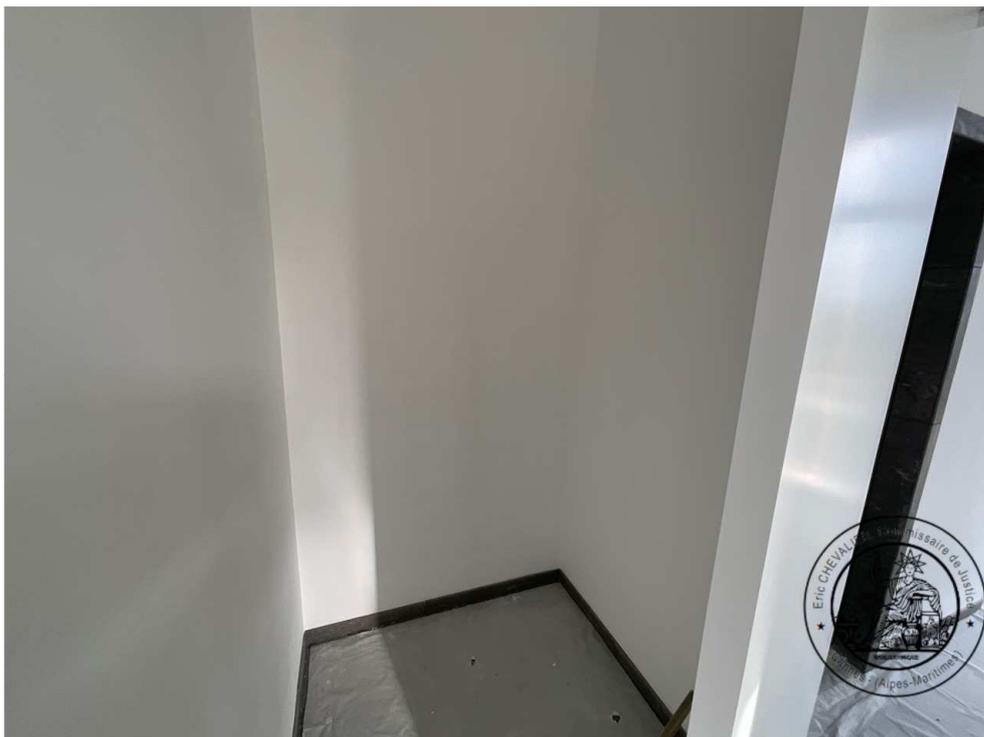


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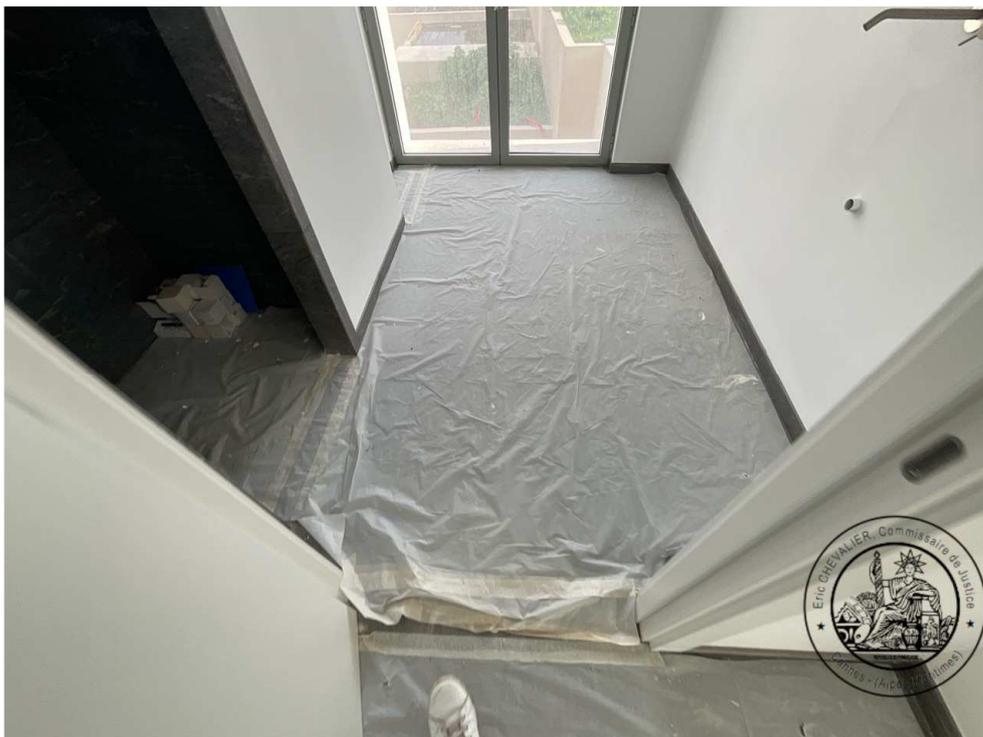


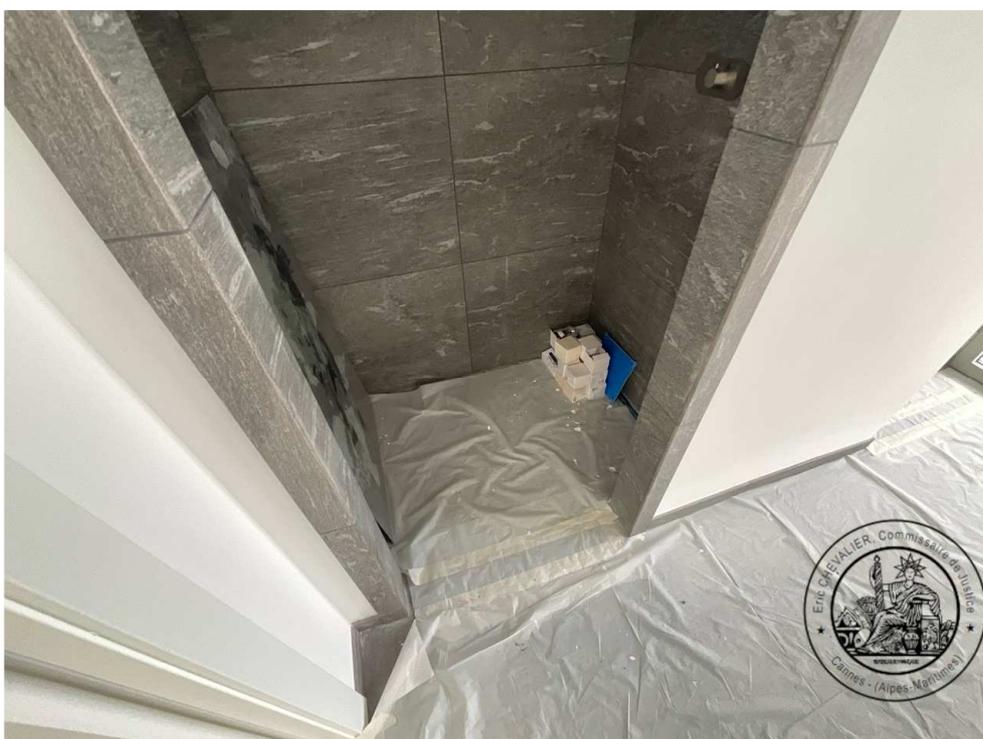


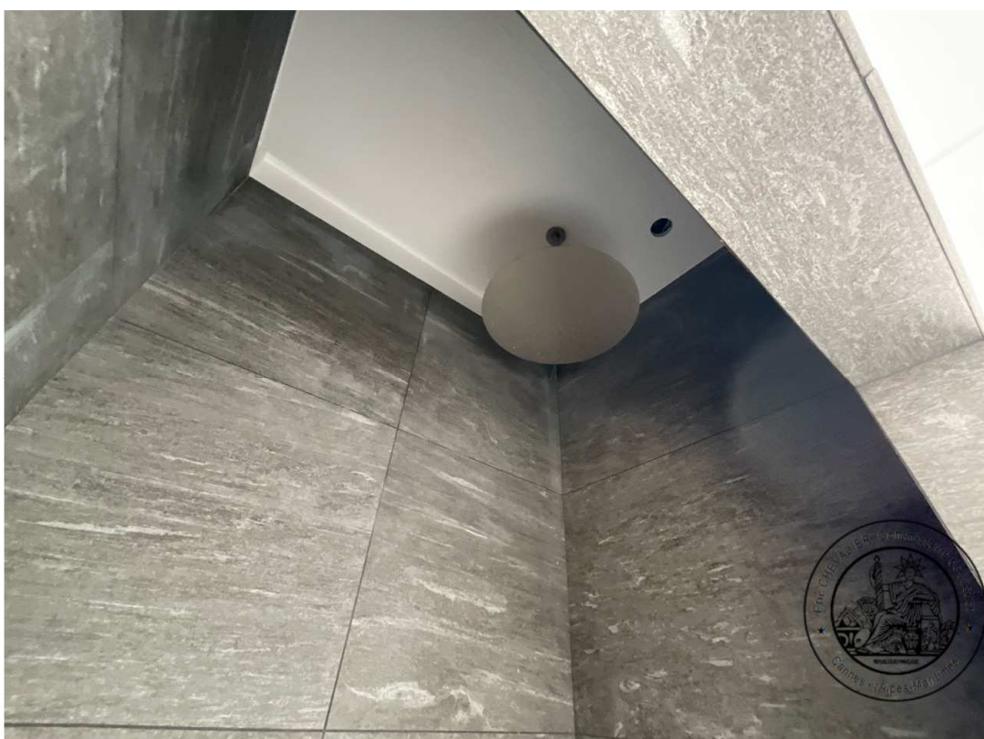
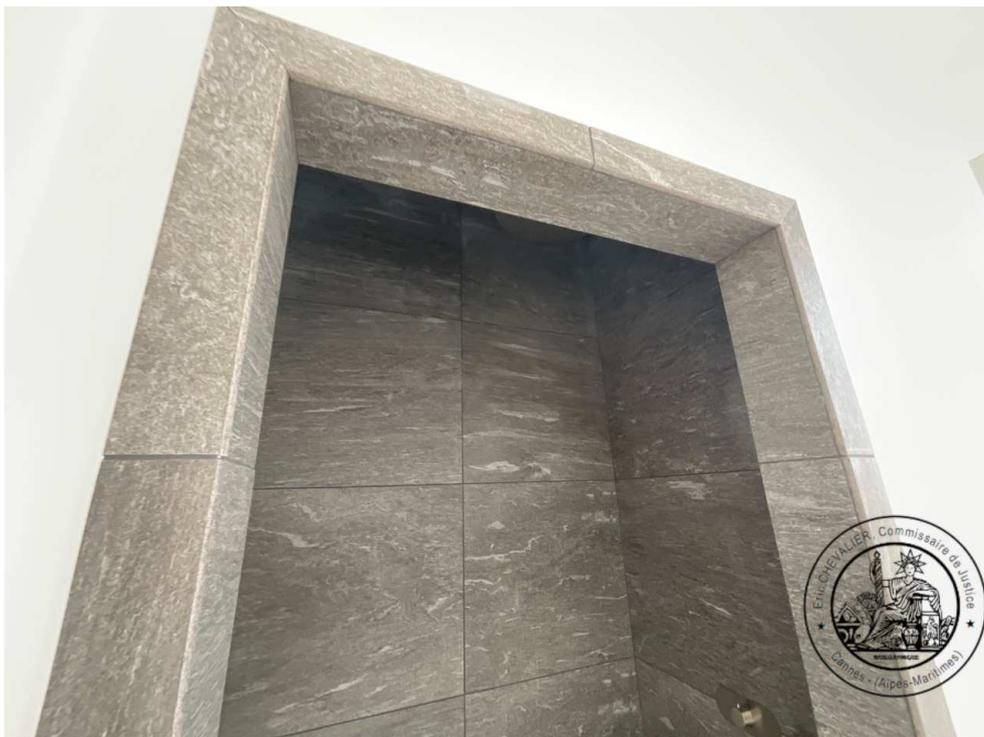
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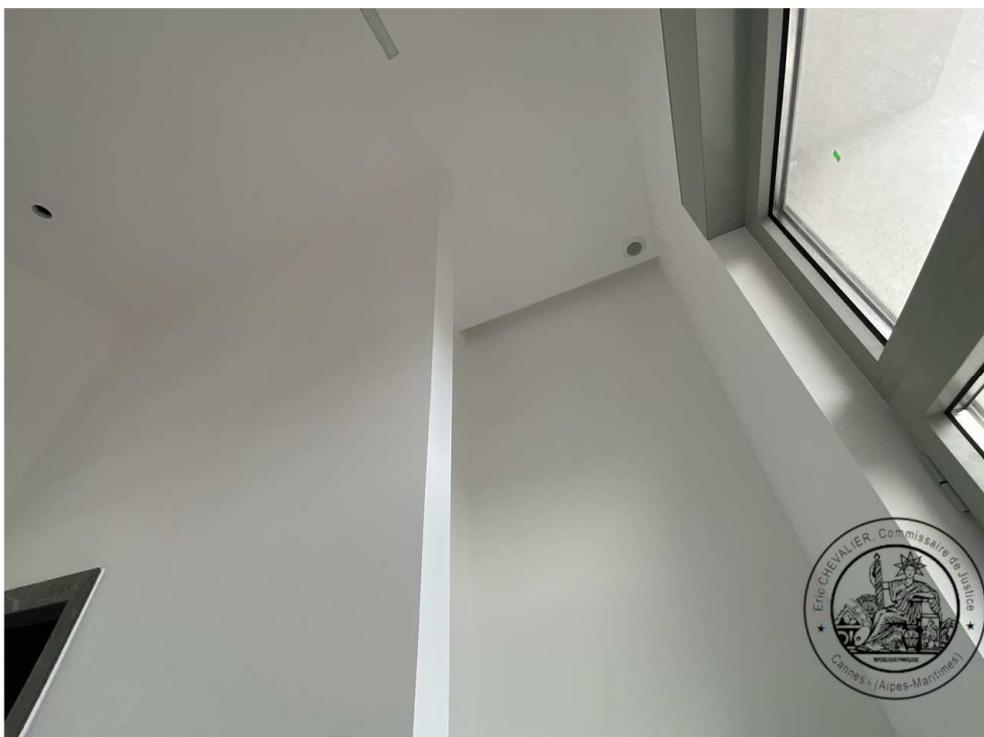


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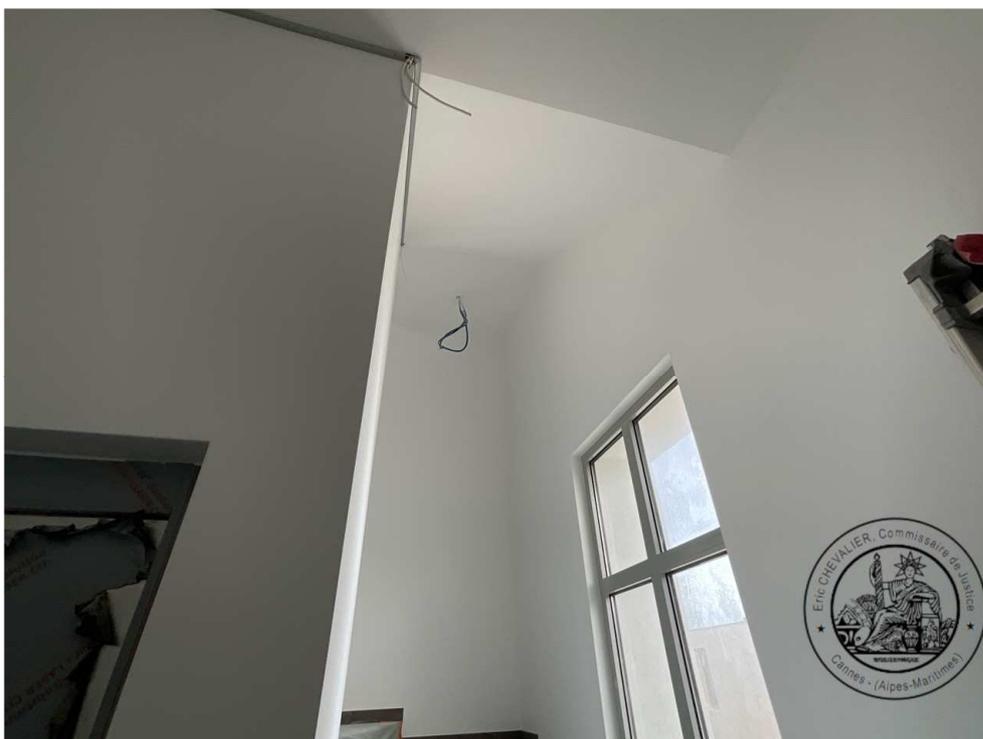




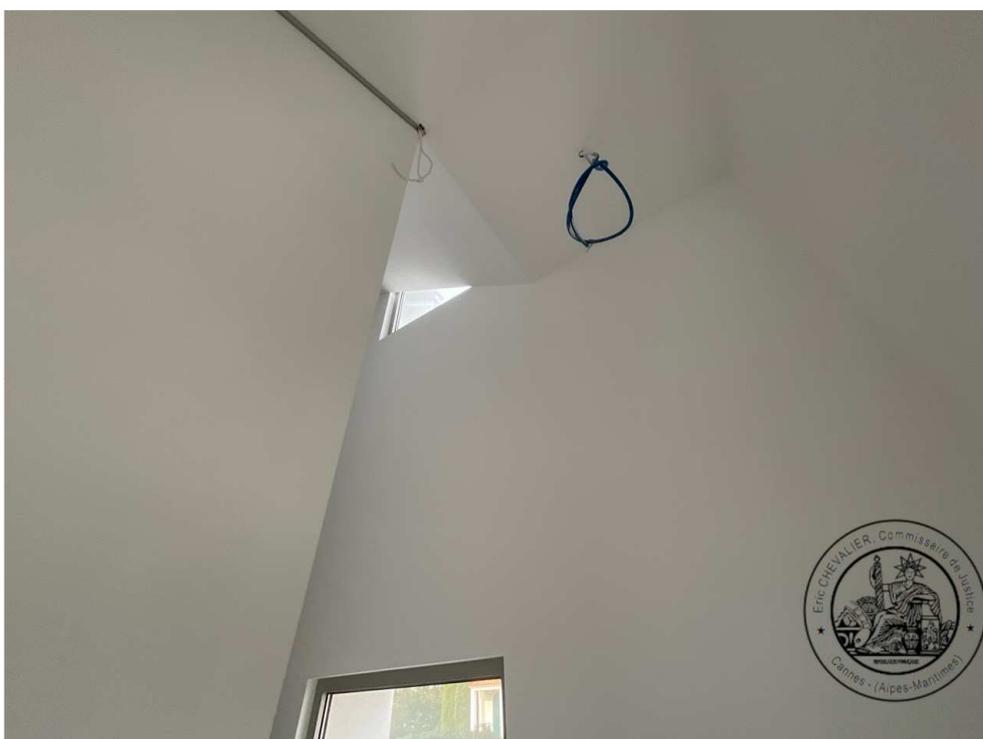
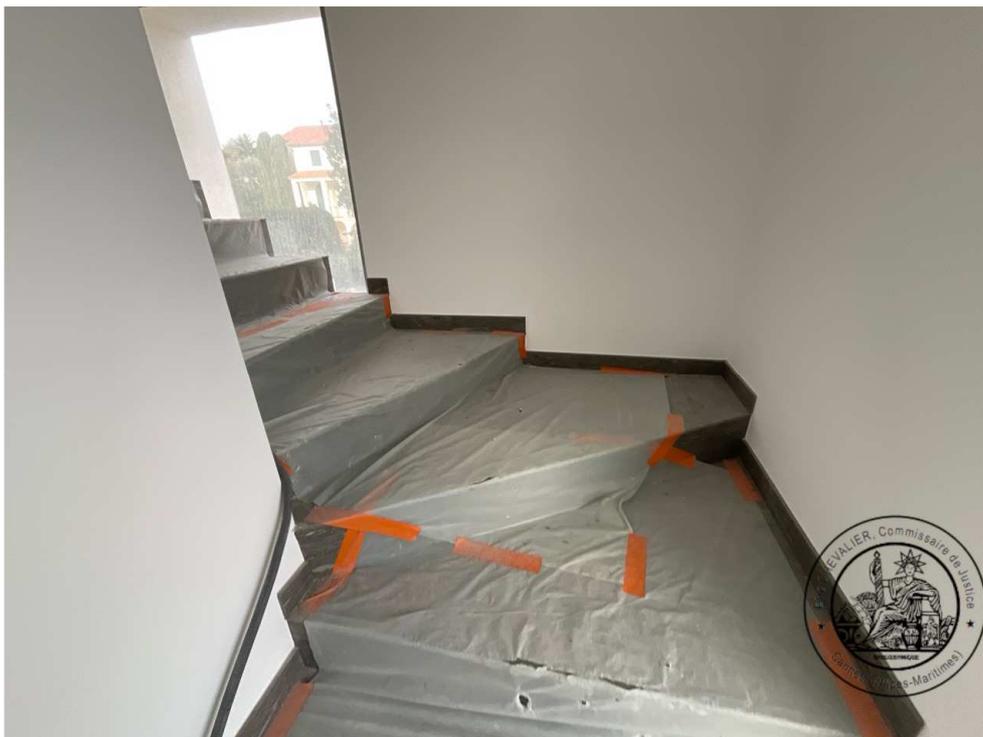


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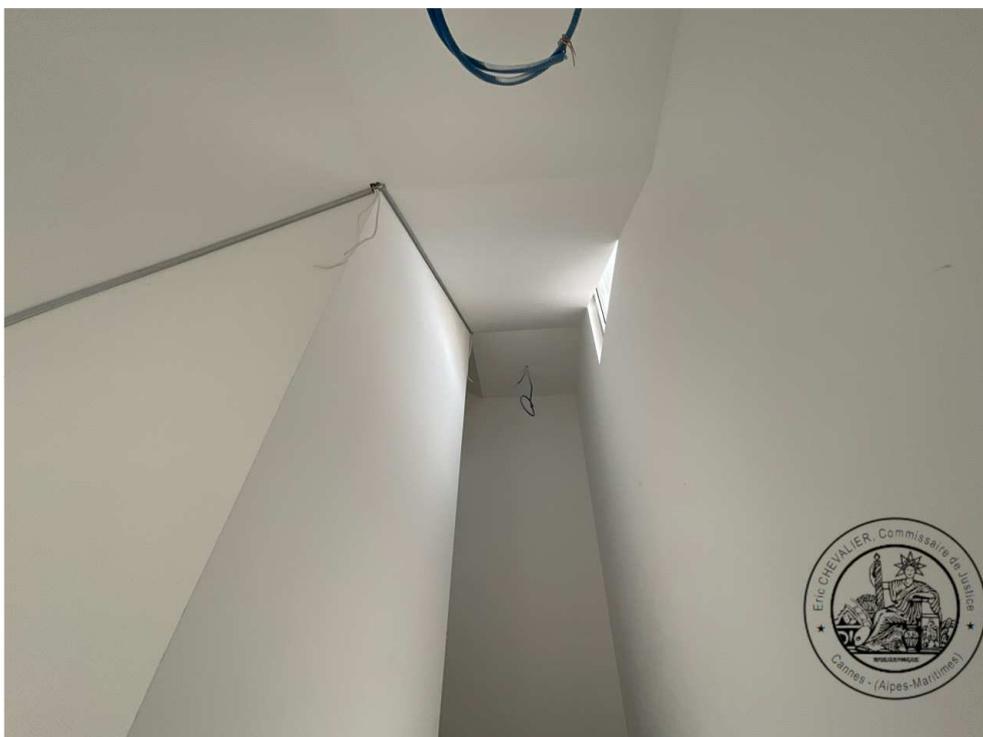
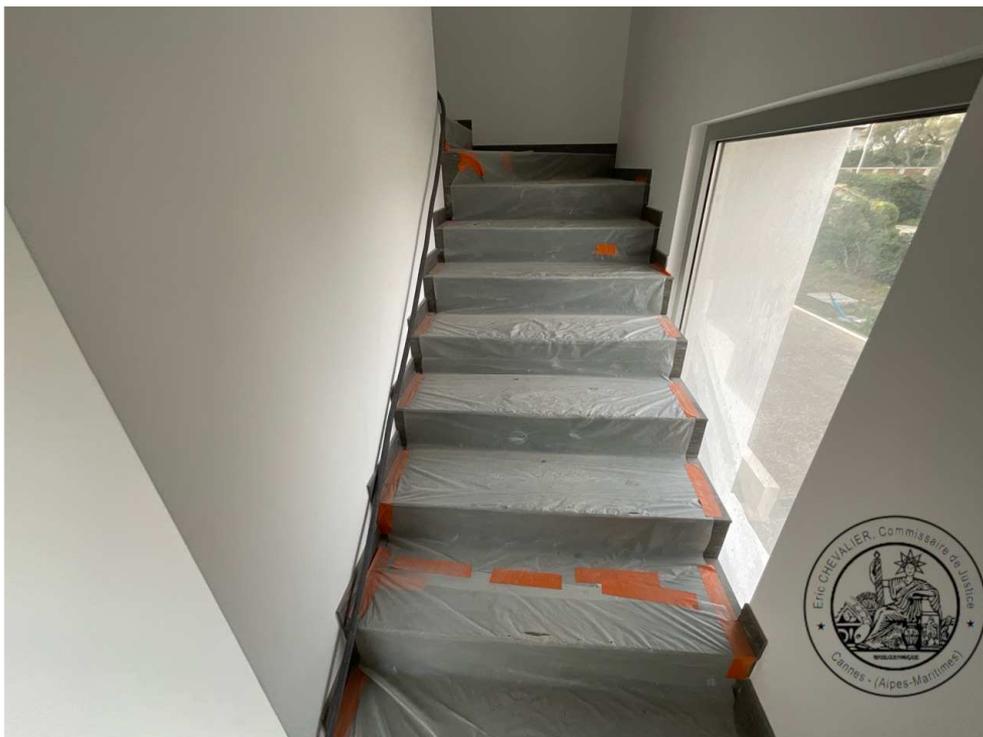
2^{ème} étage



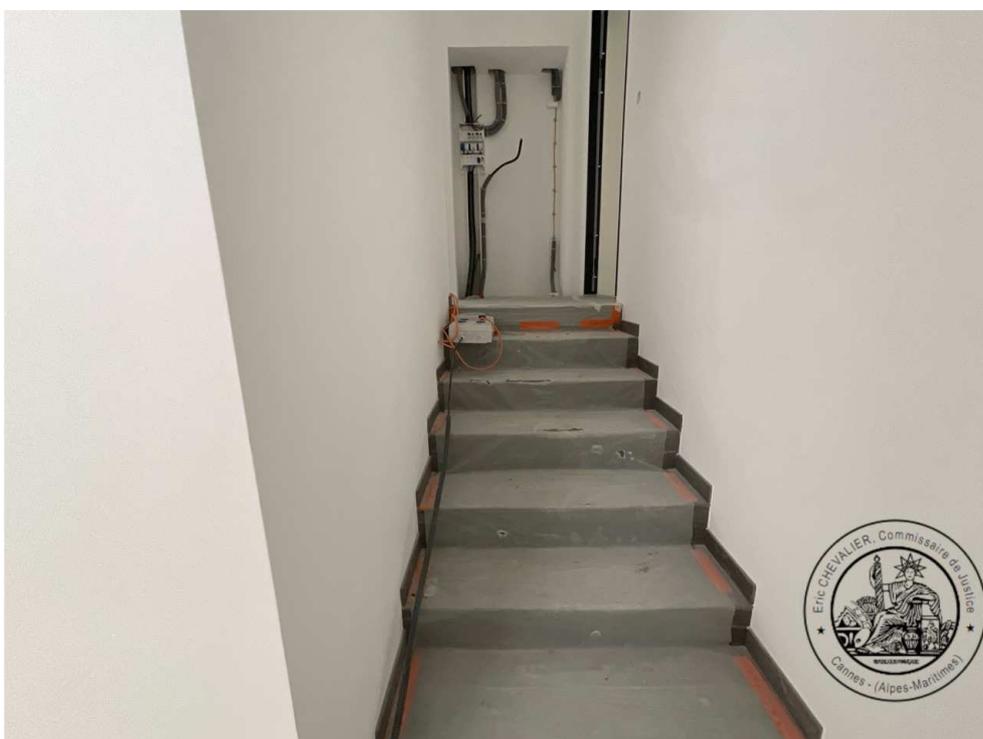
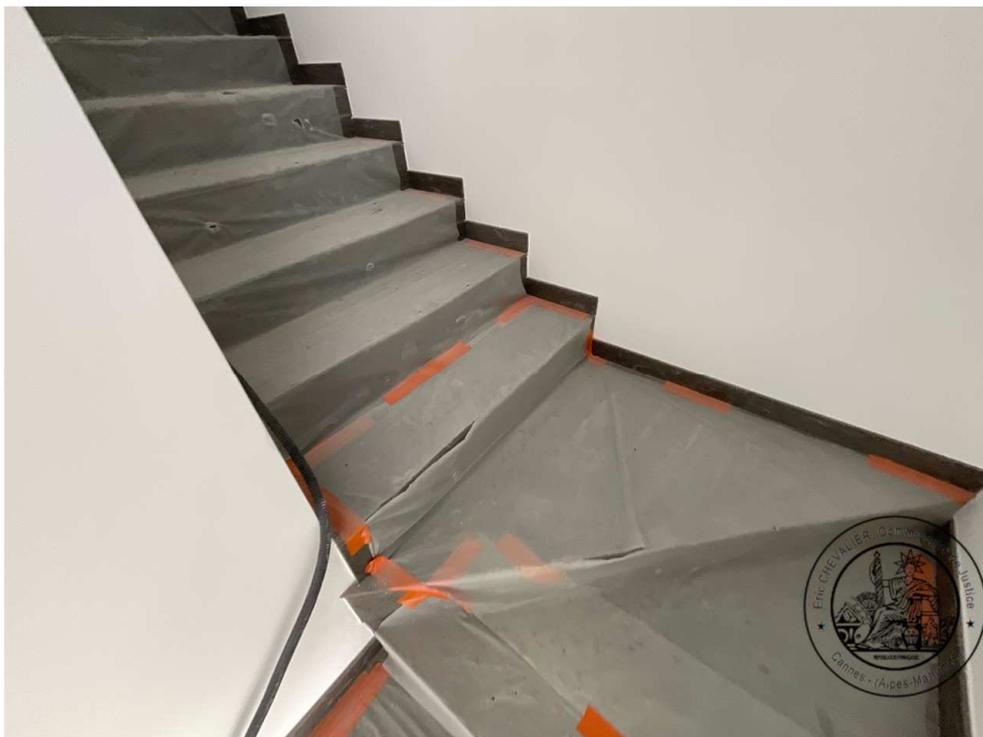
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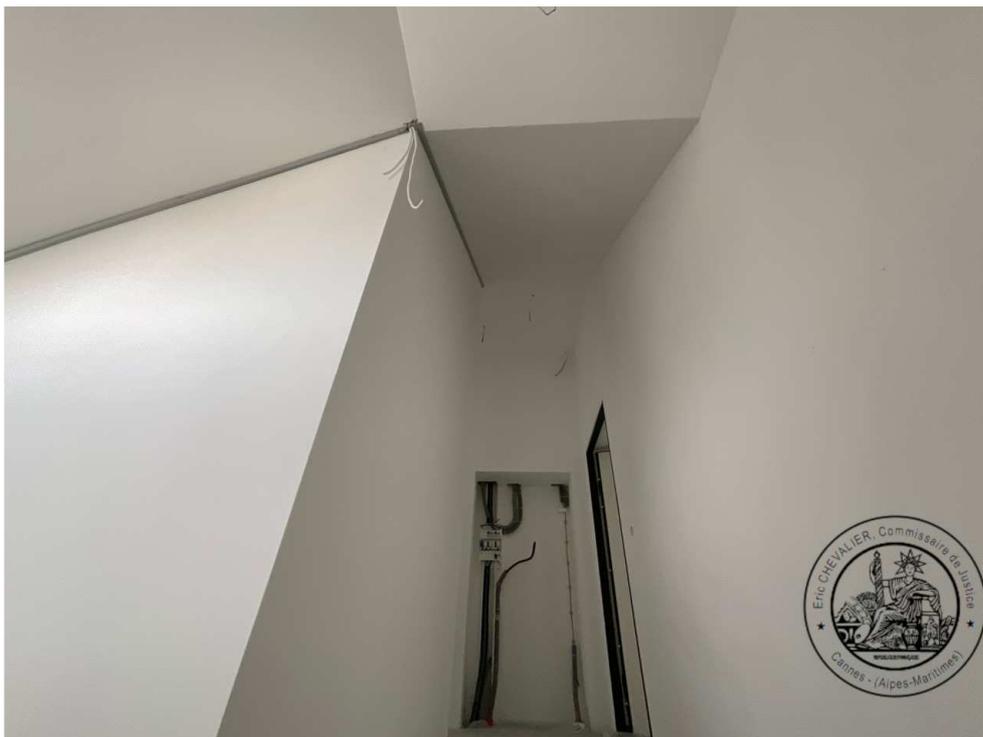


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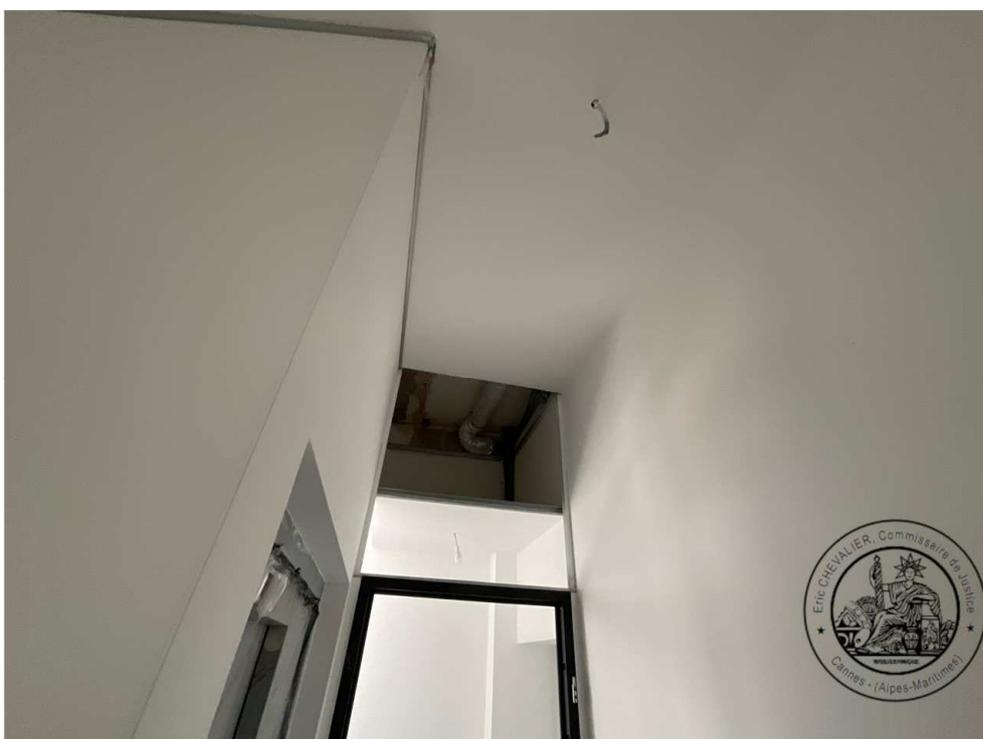
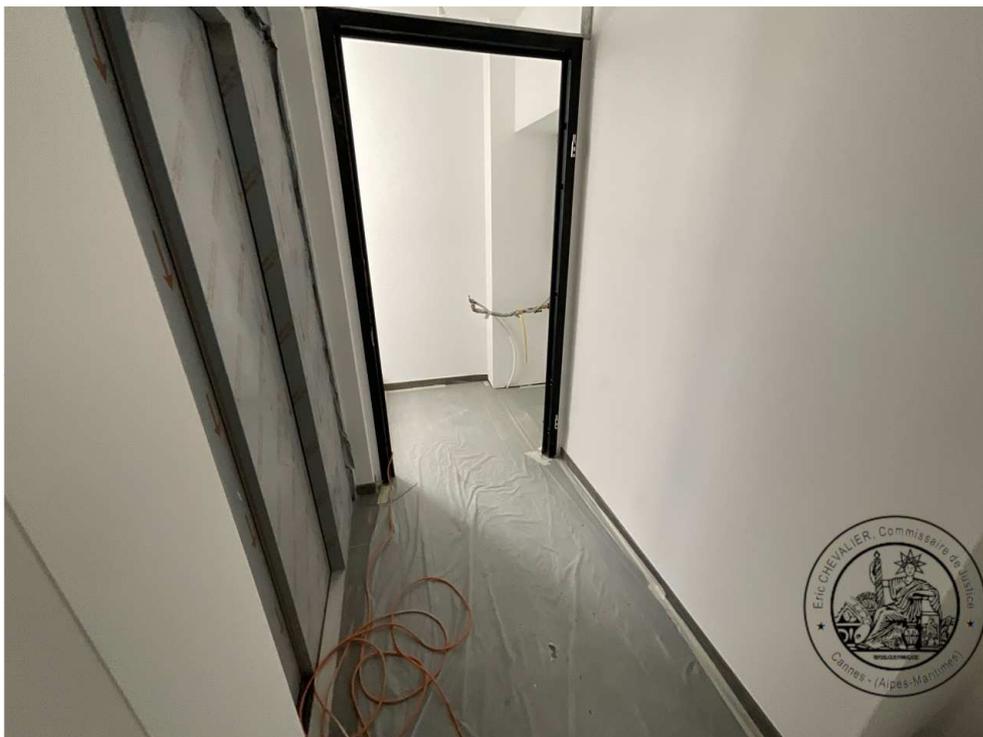


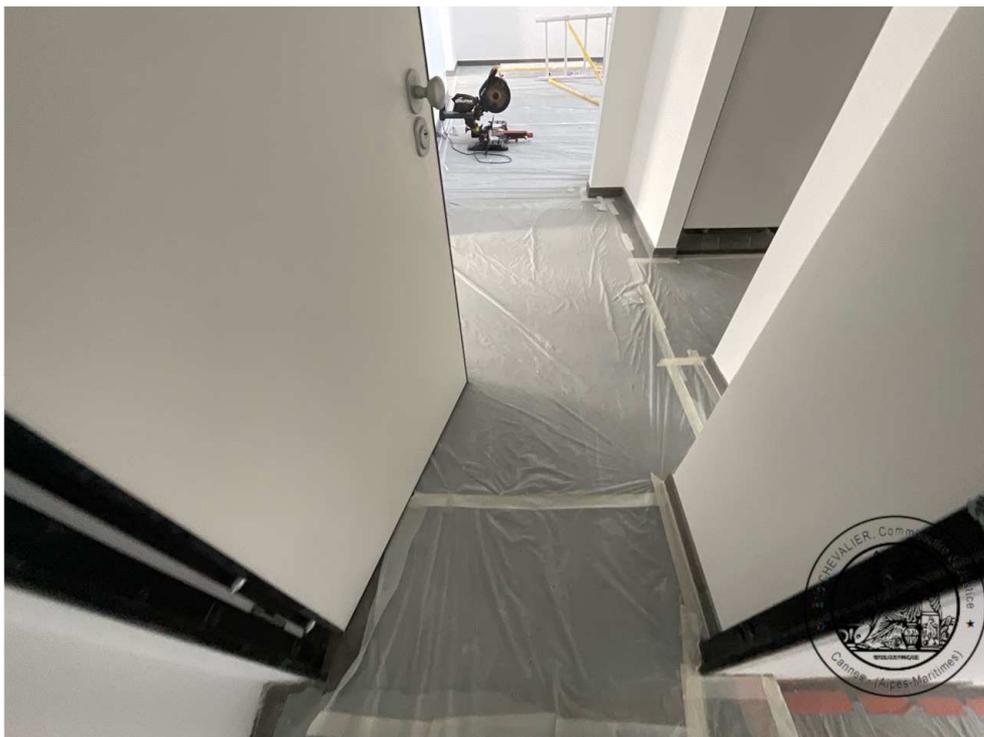
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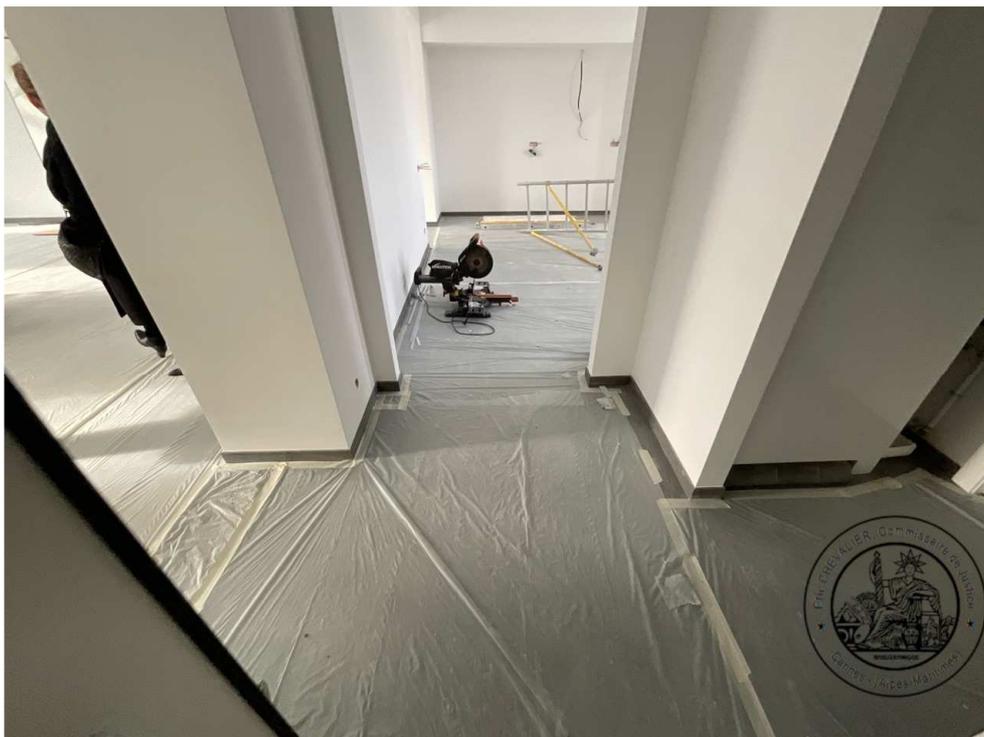


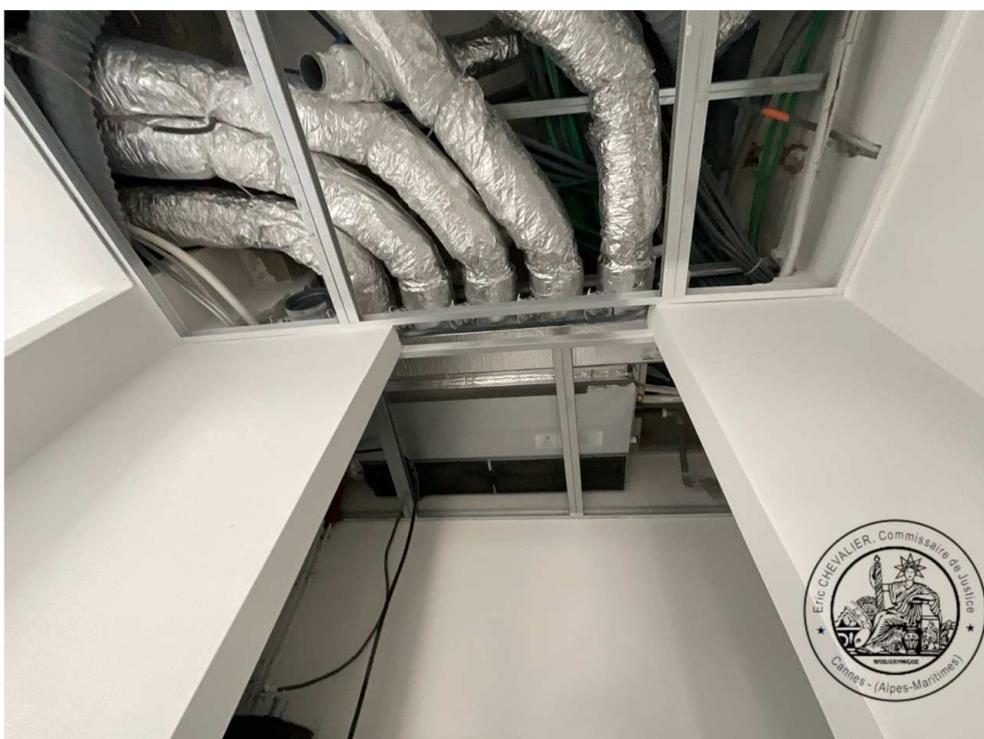


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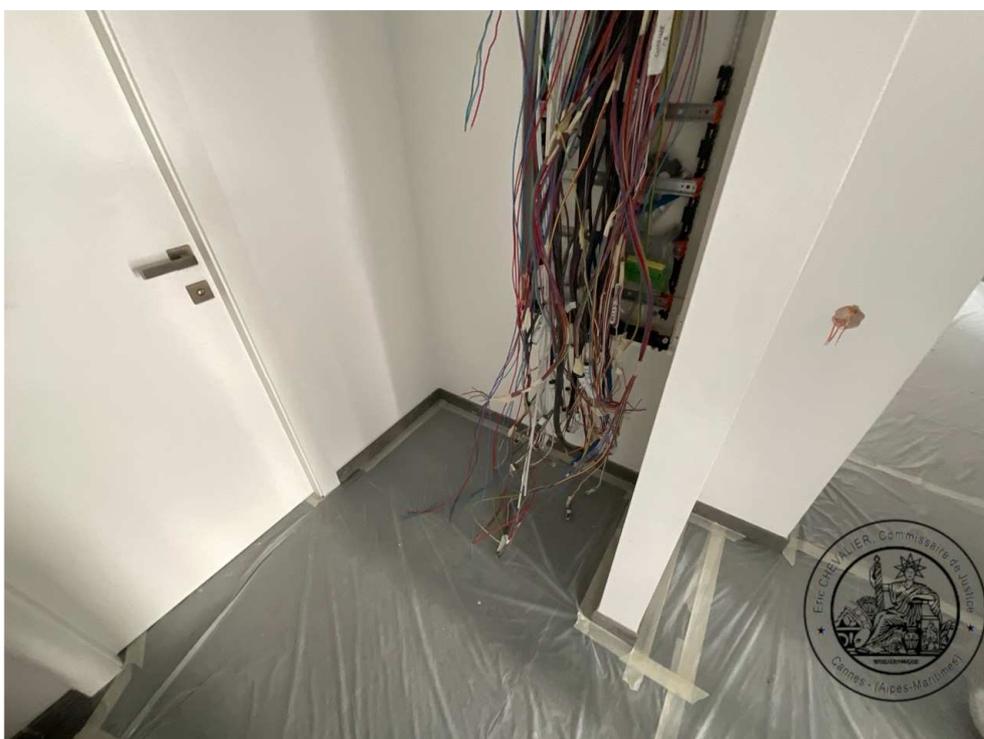
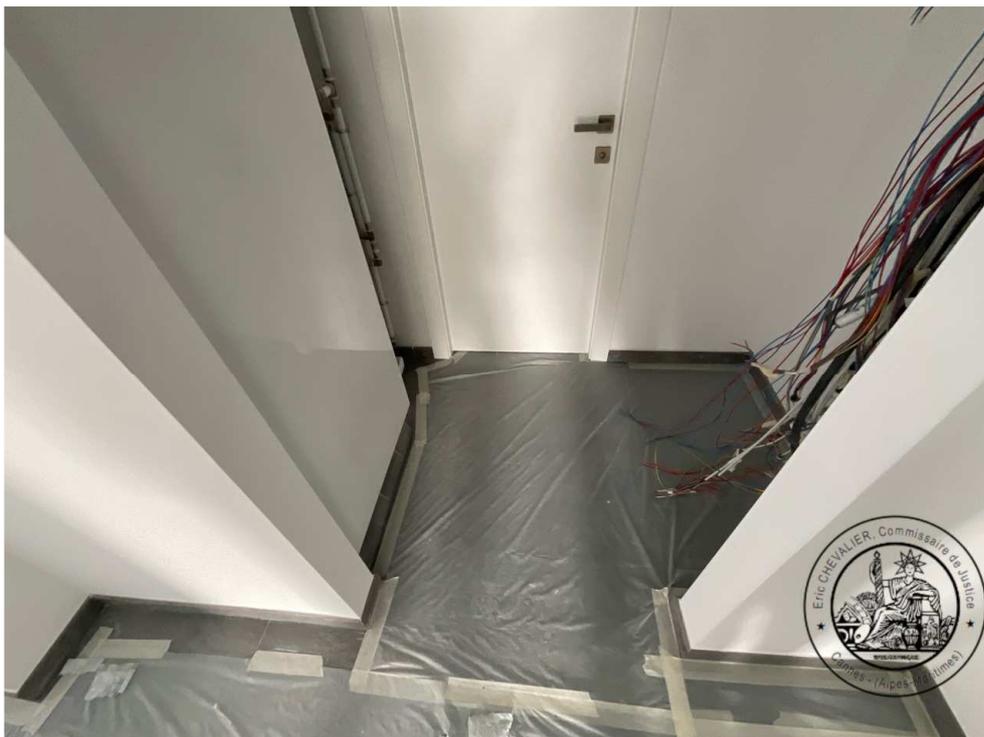


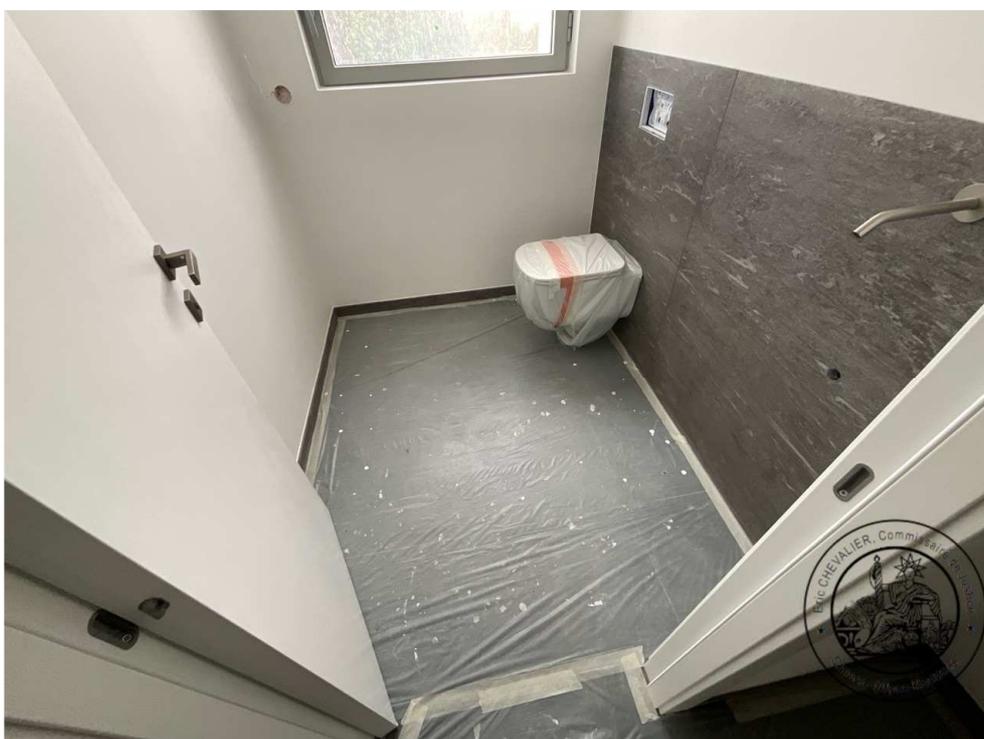
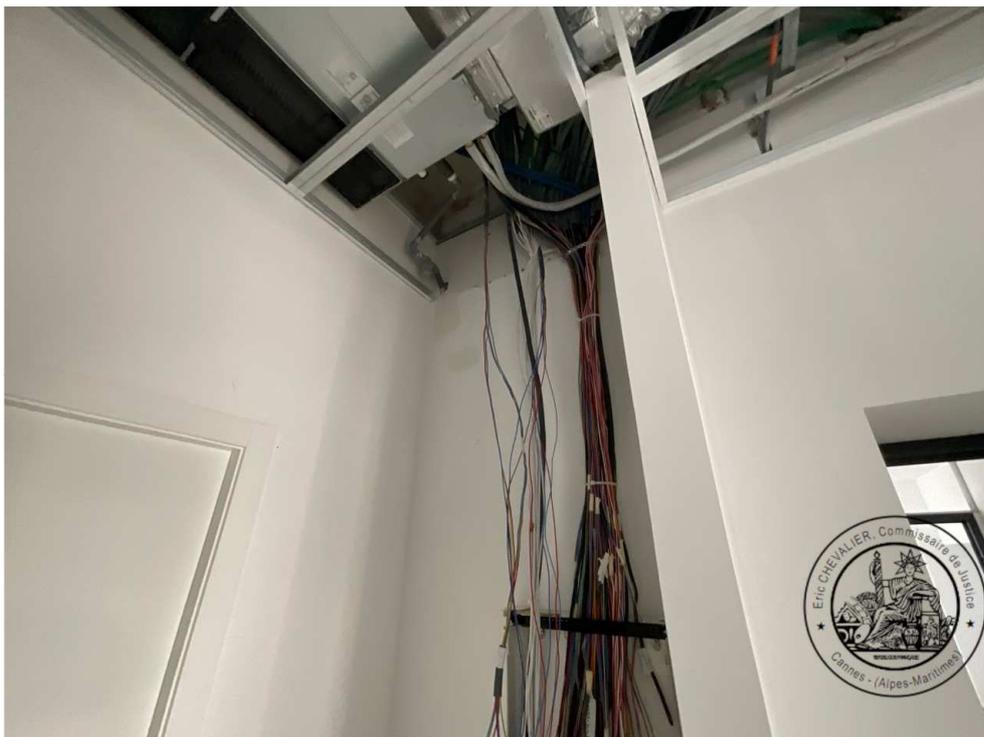


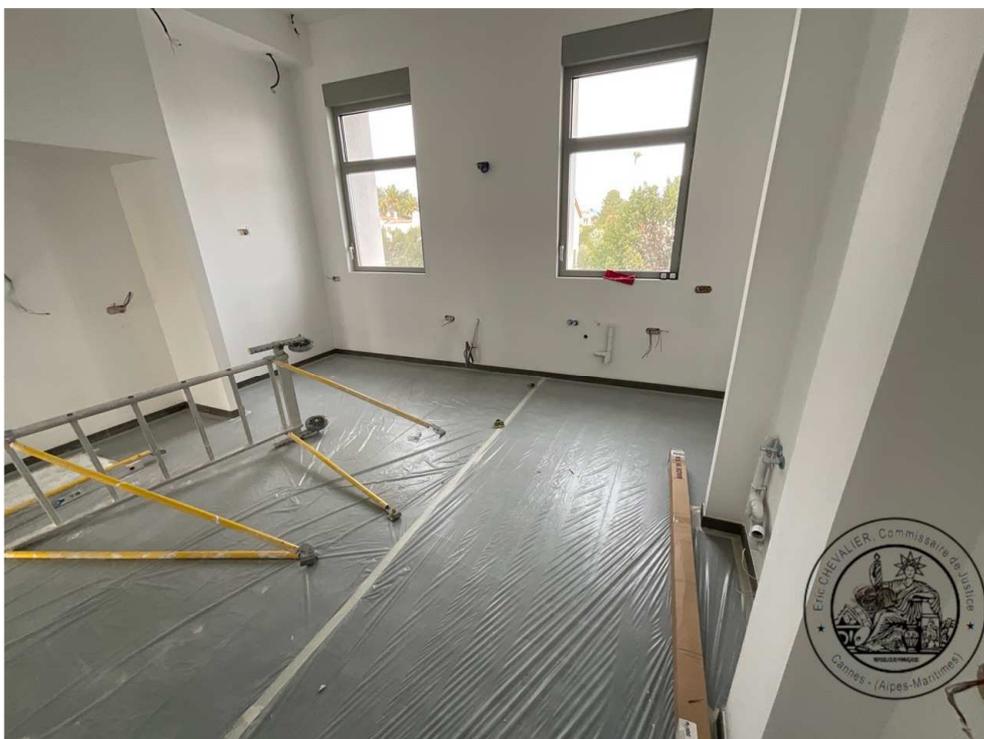




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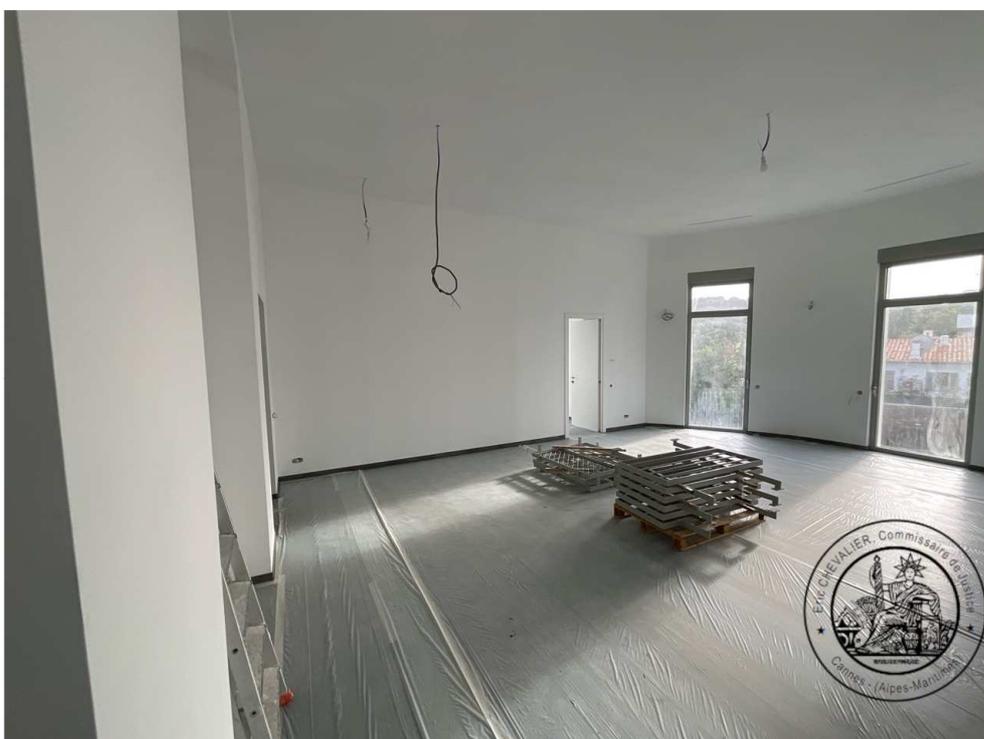


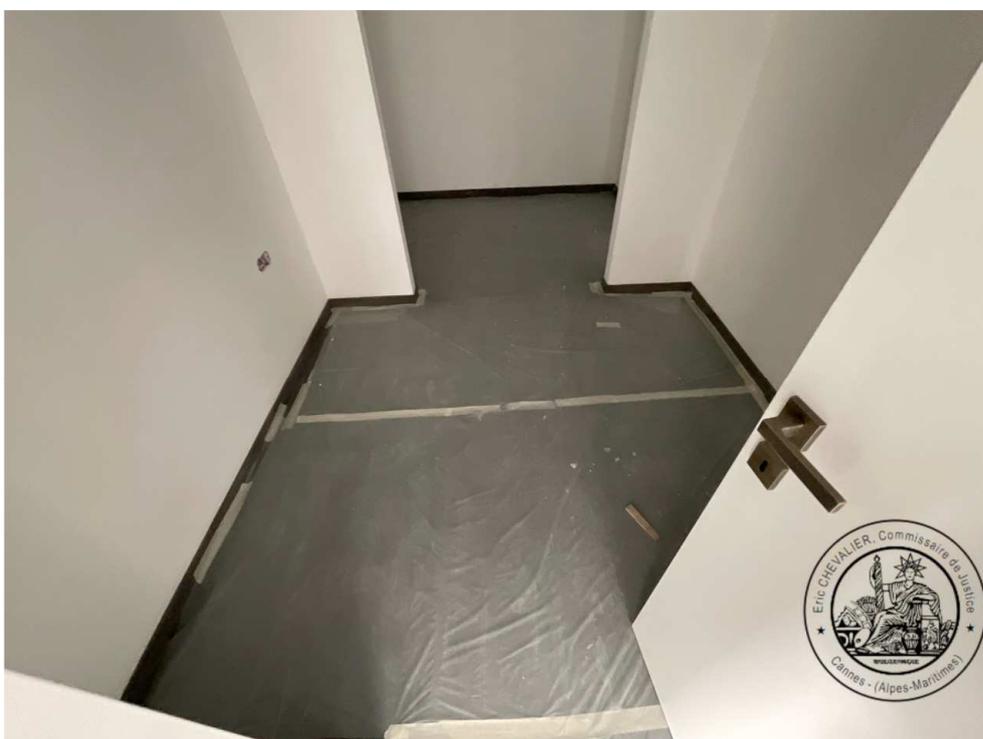
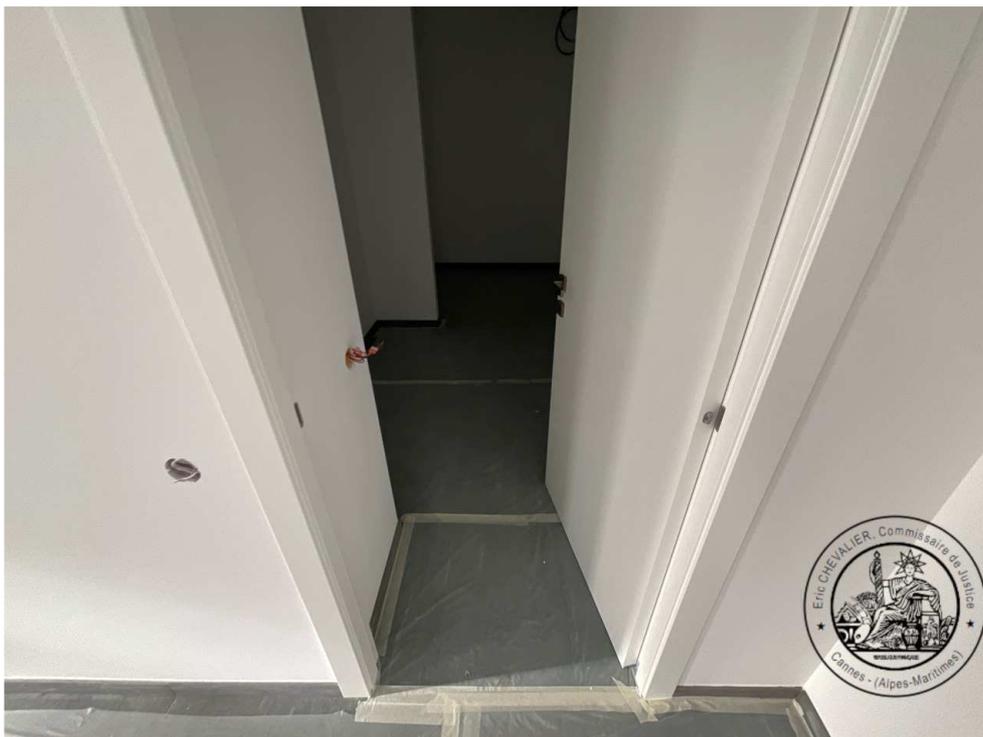
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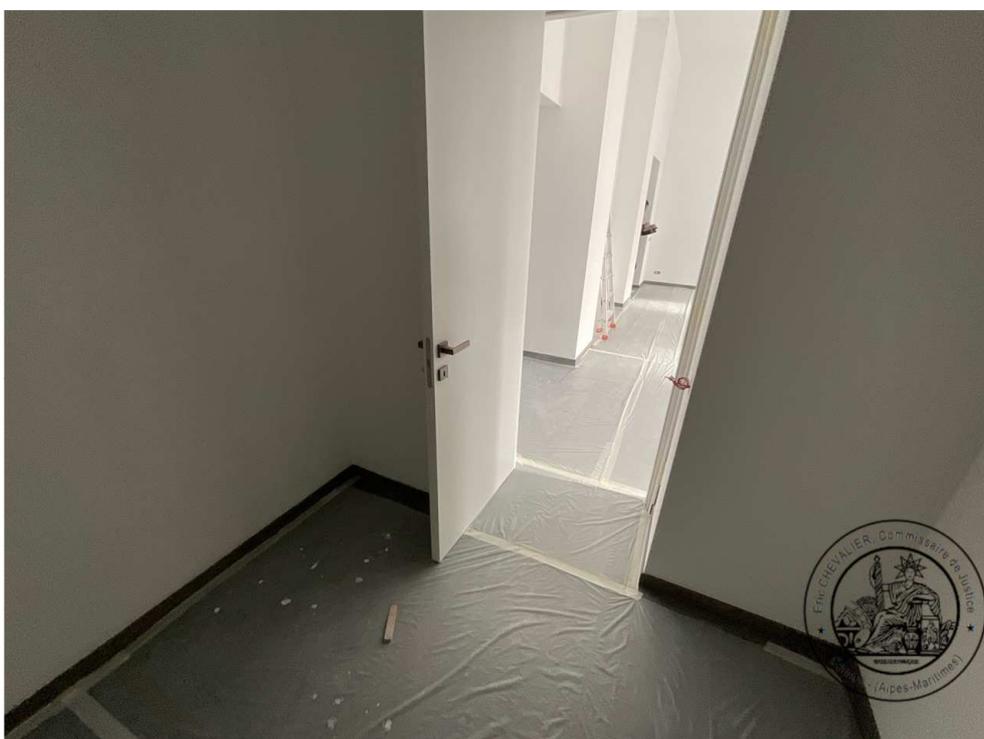
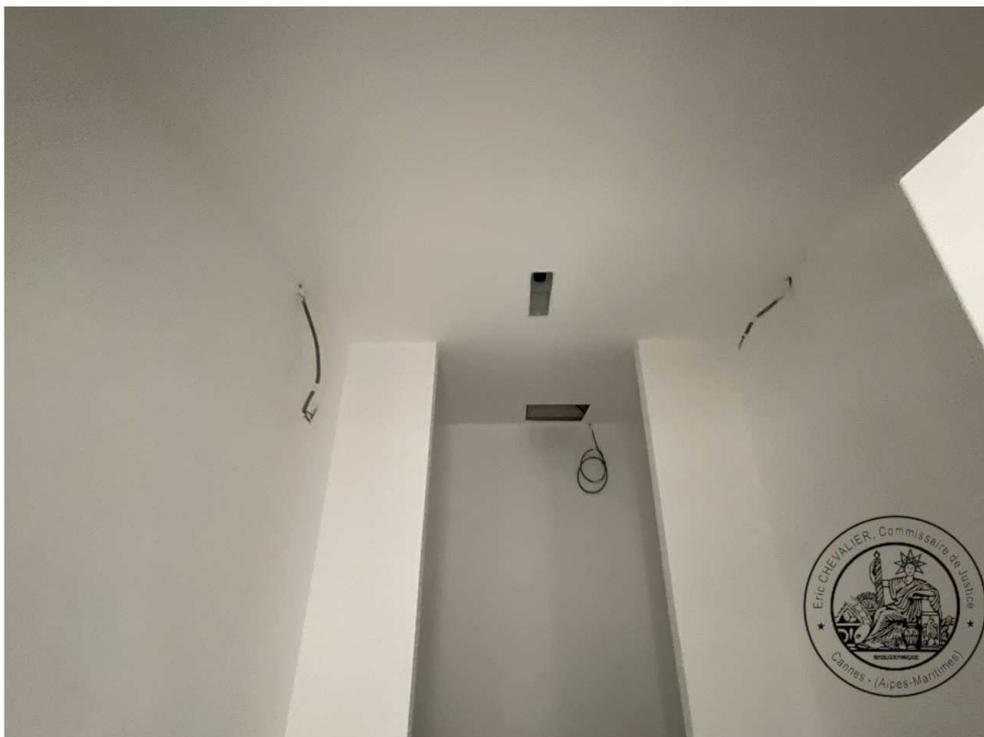
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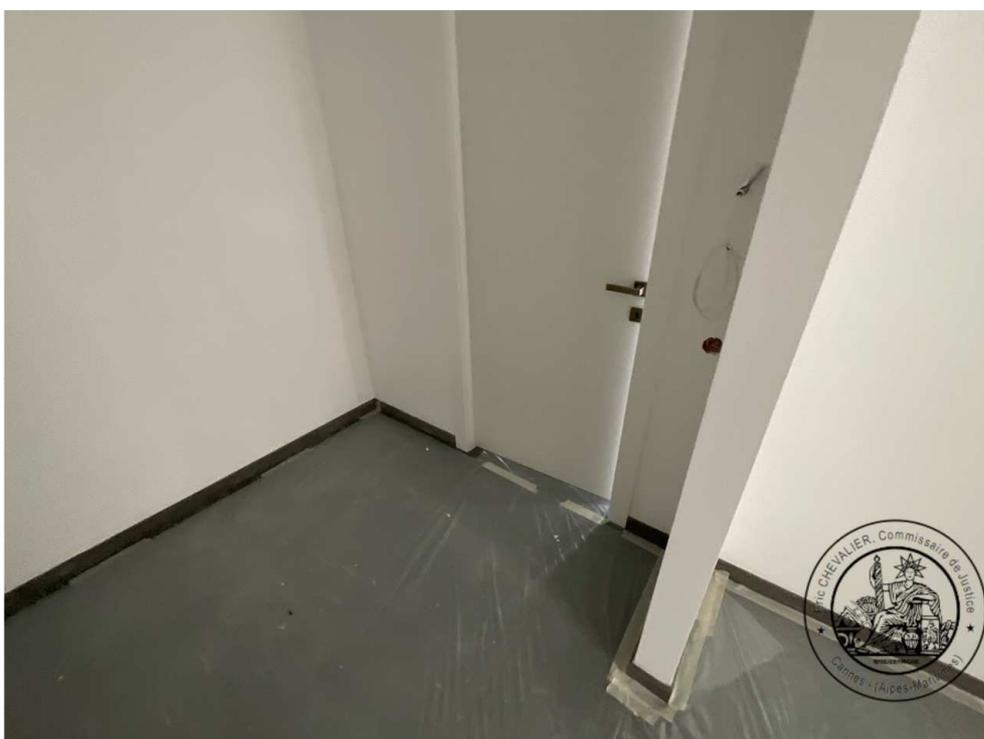
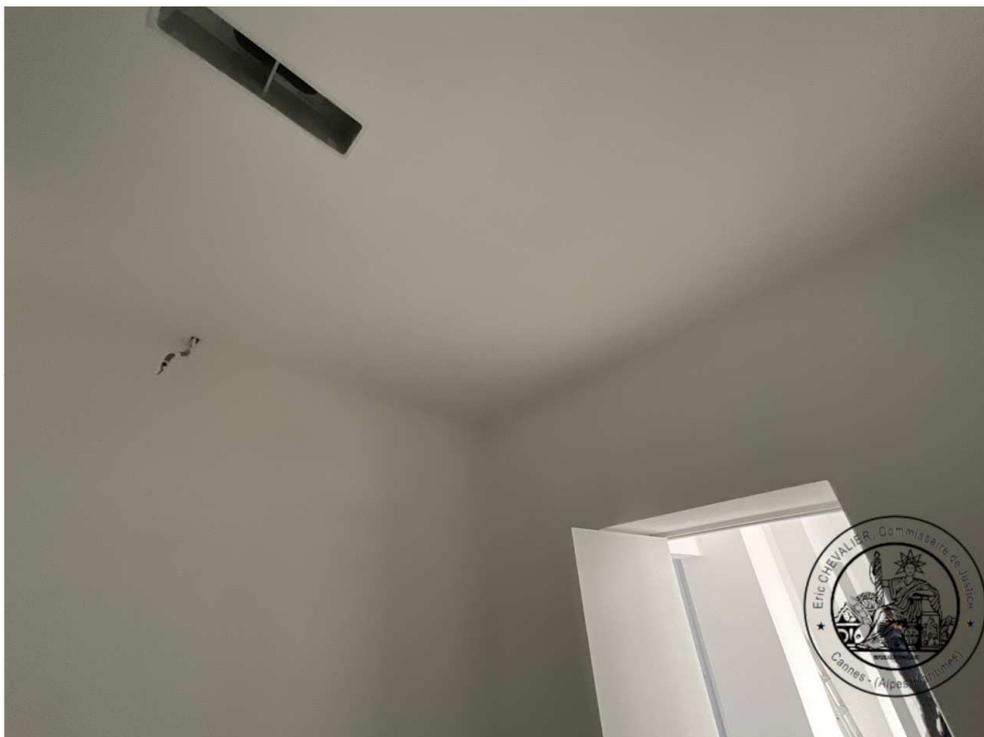




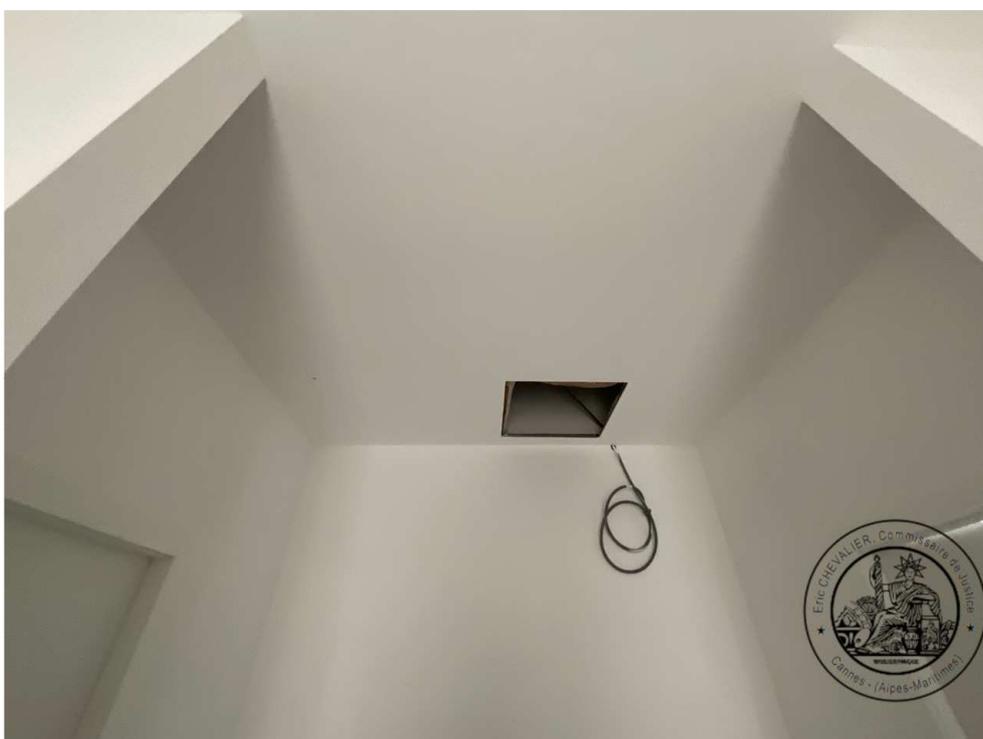
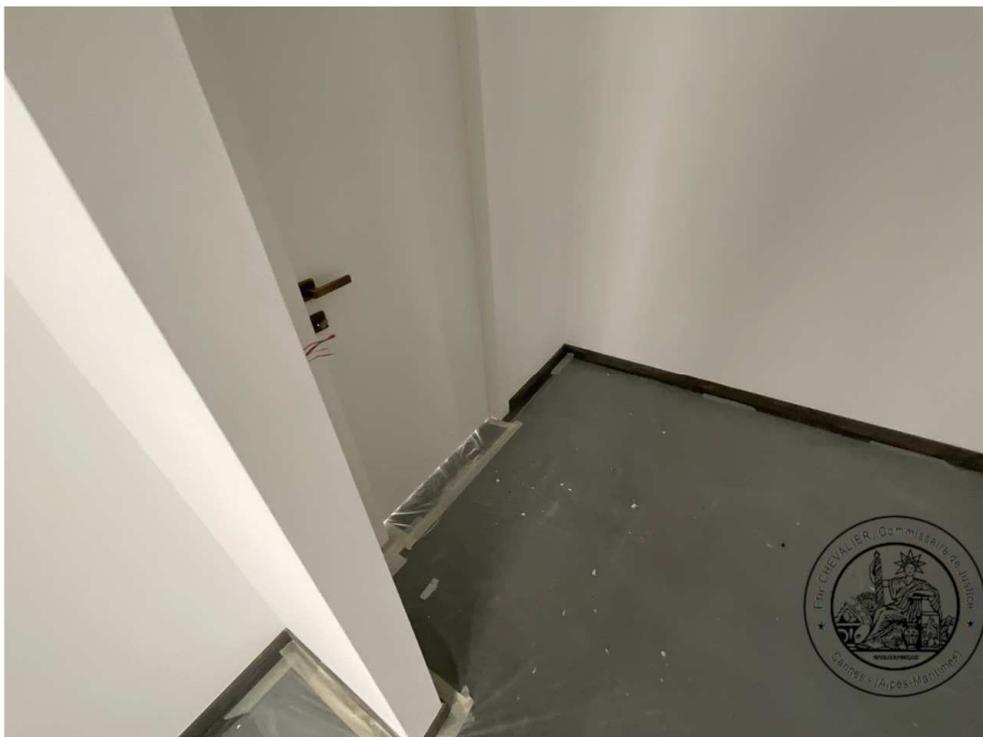


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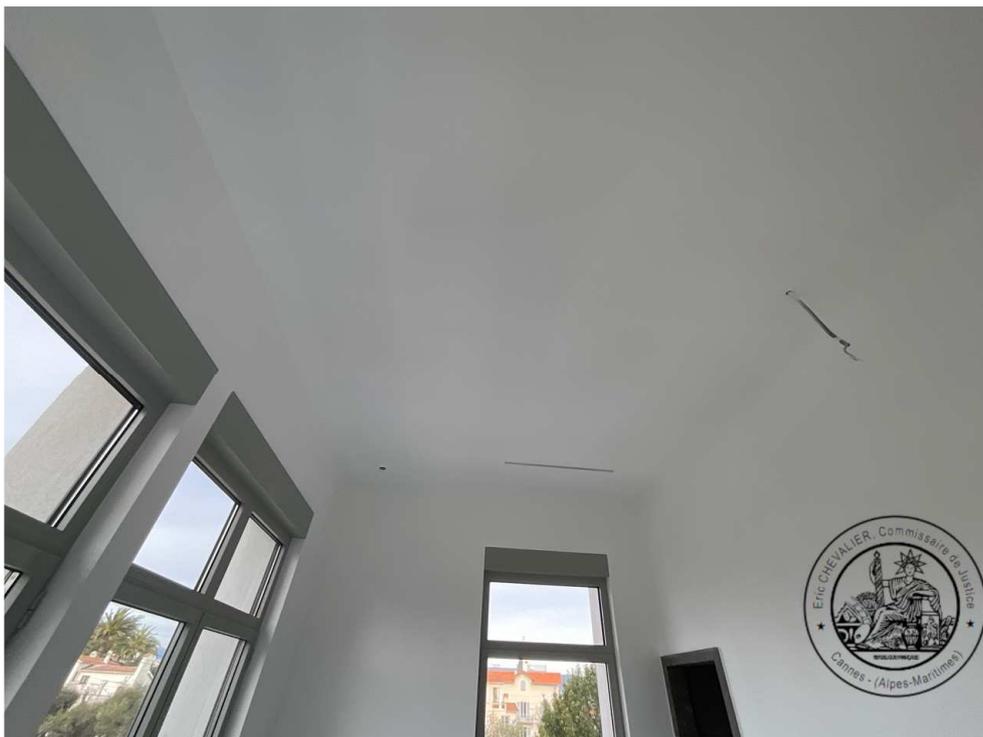


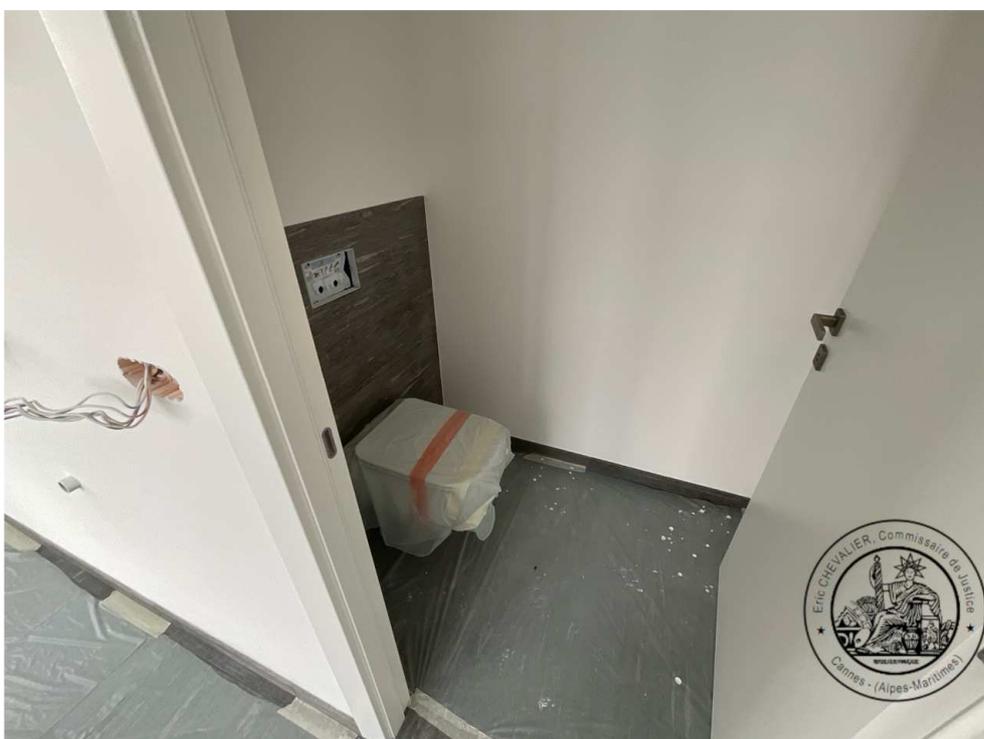


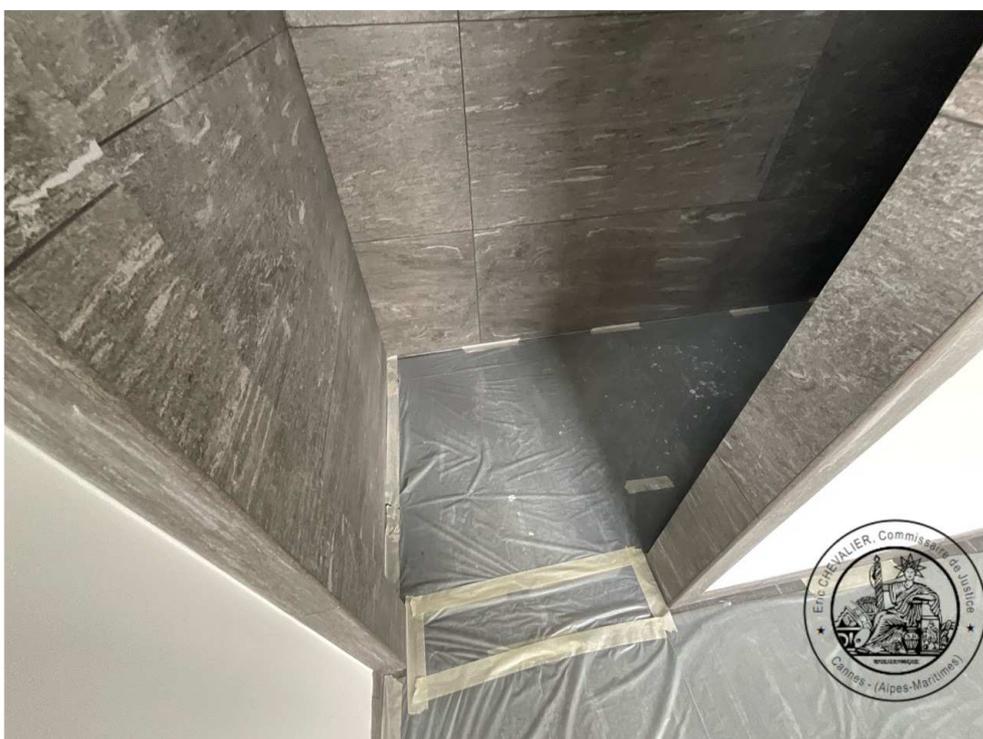
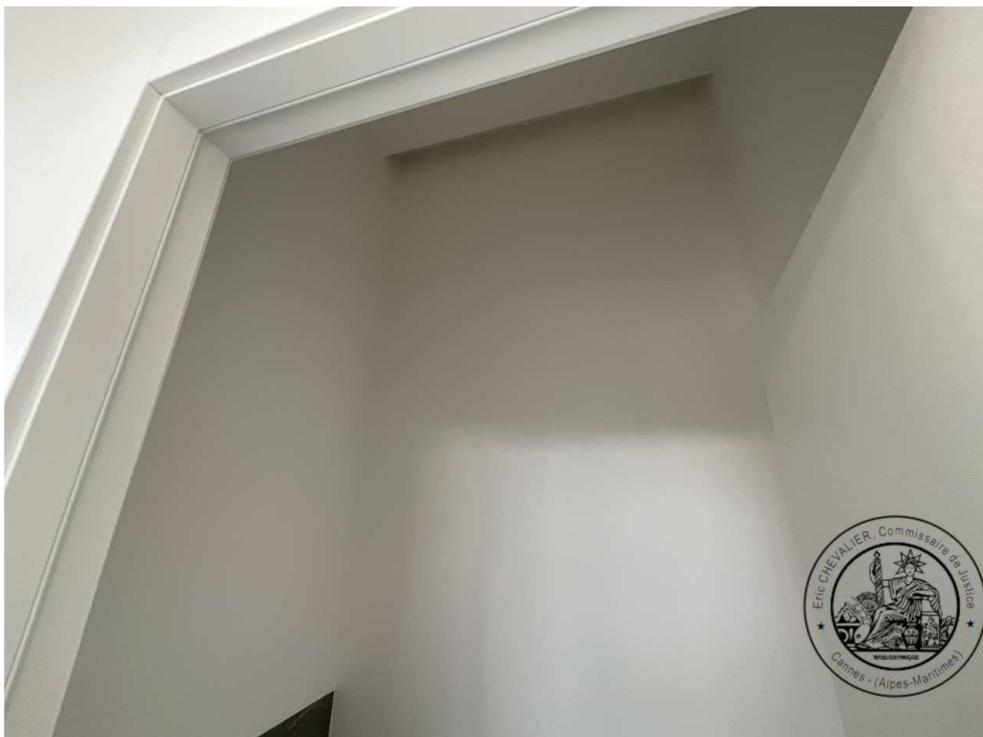
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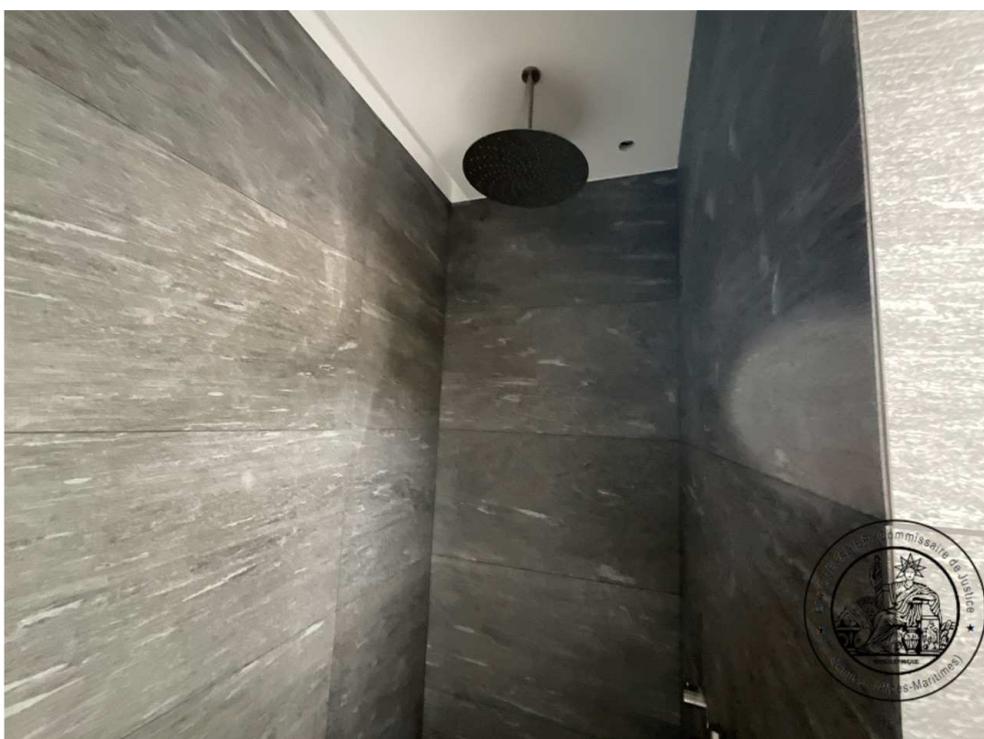






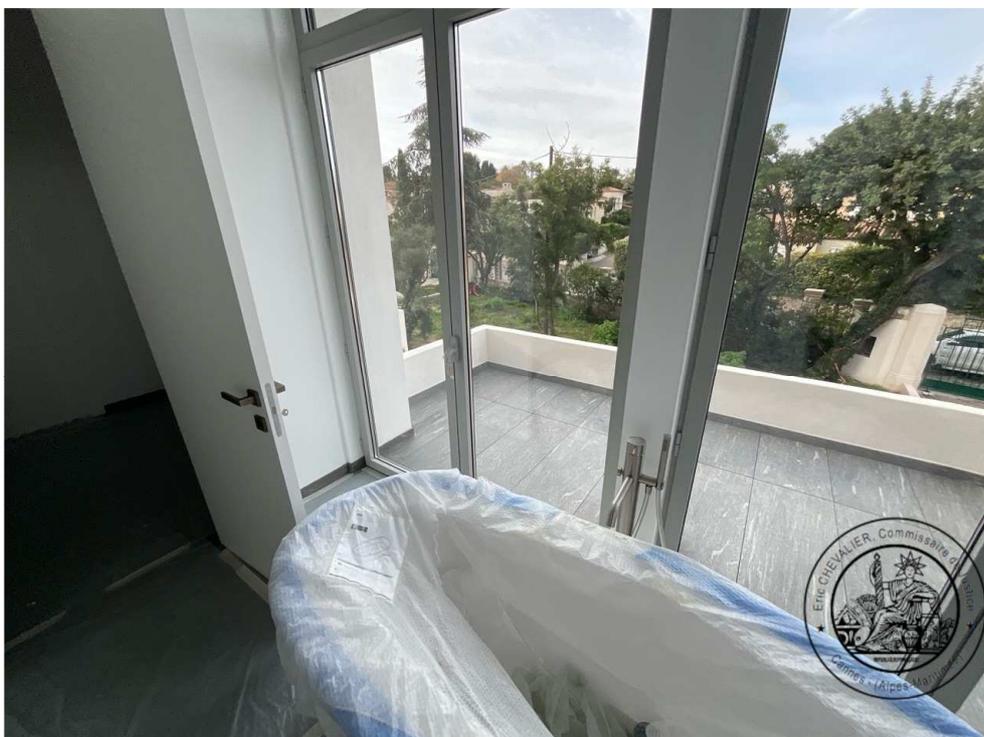






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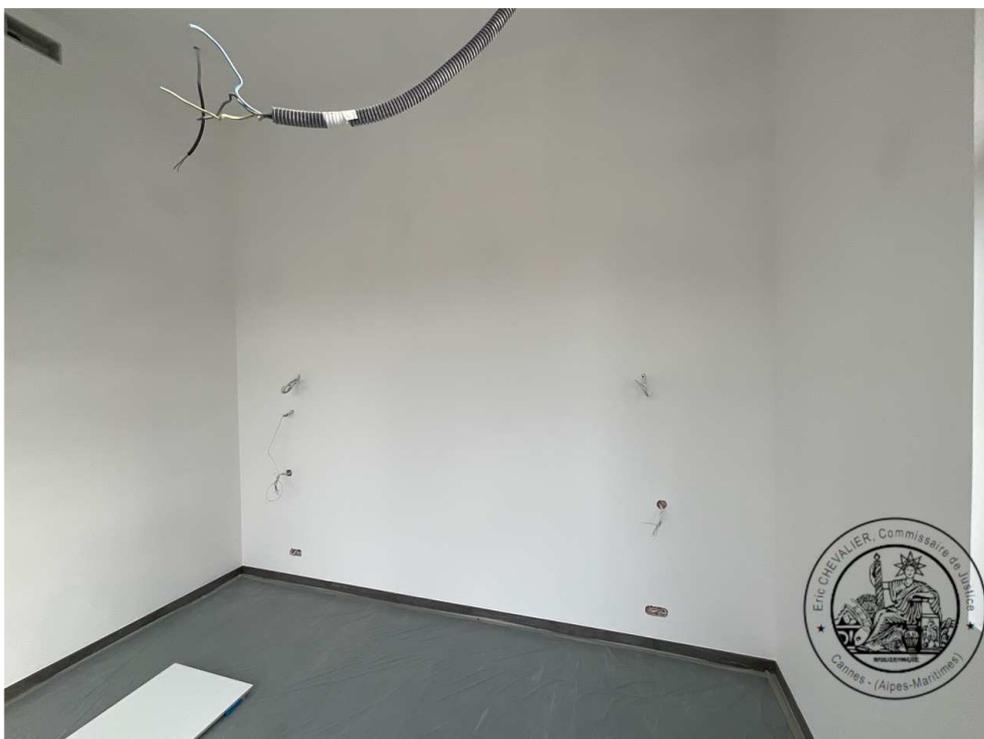


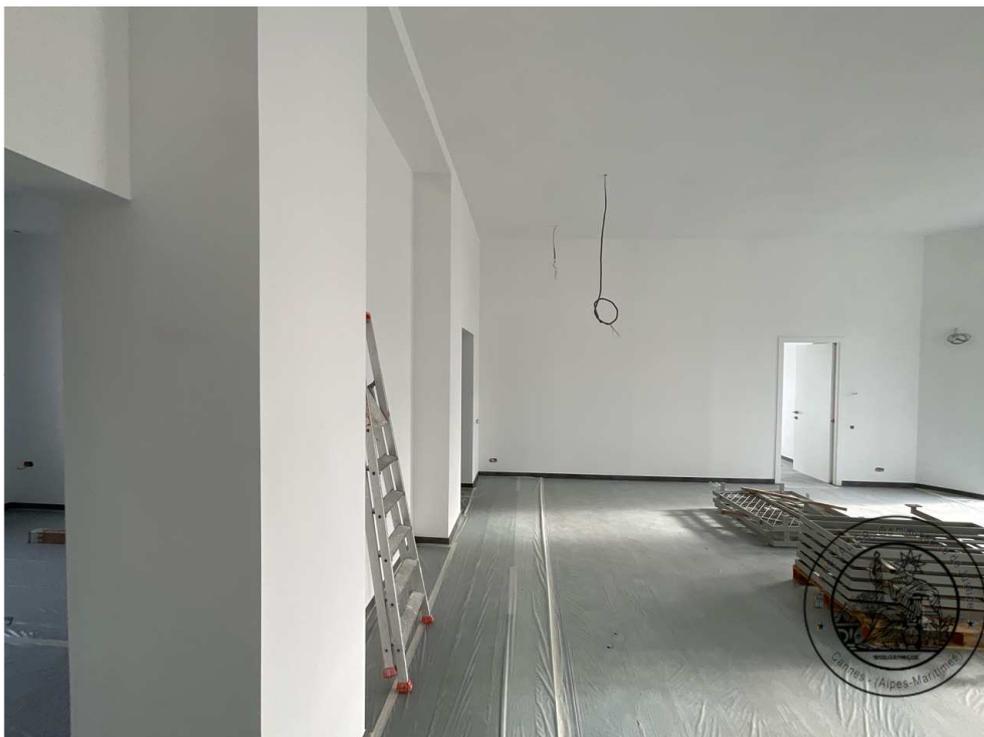


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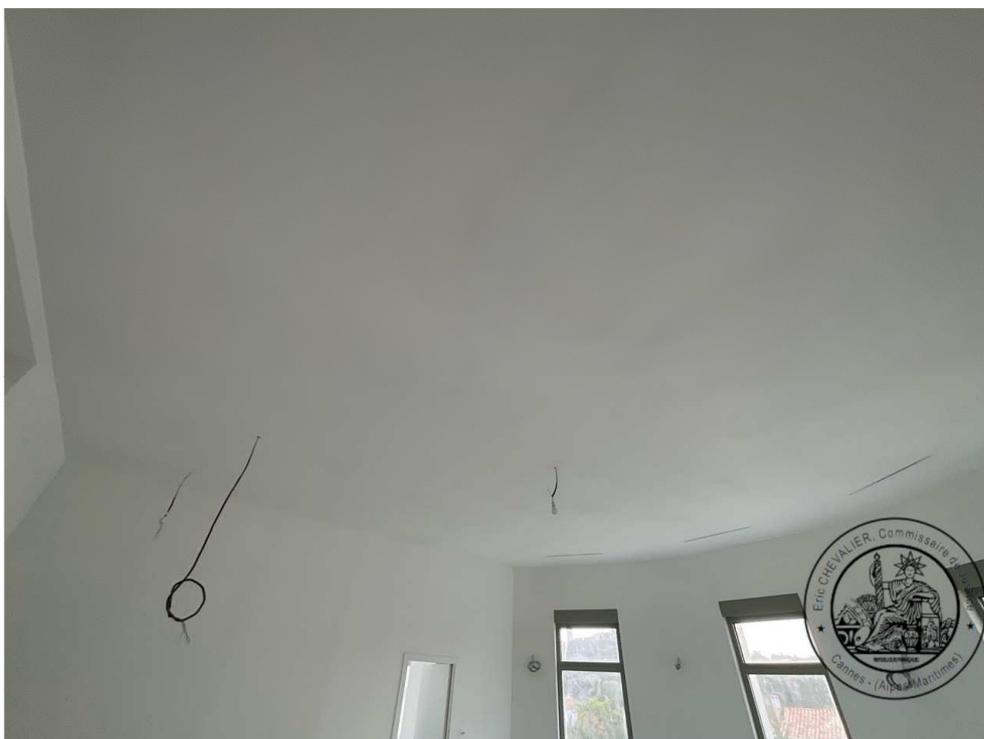
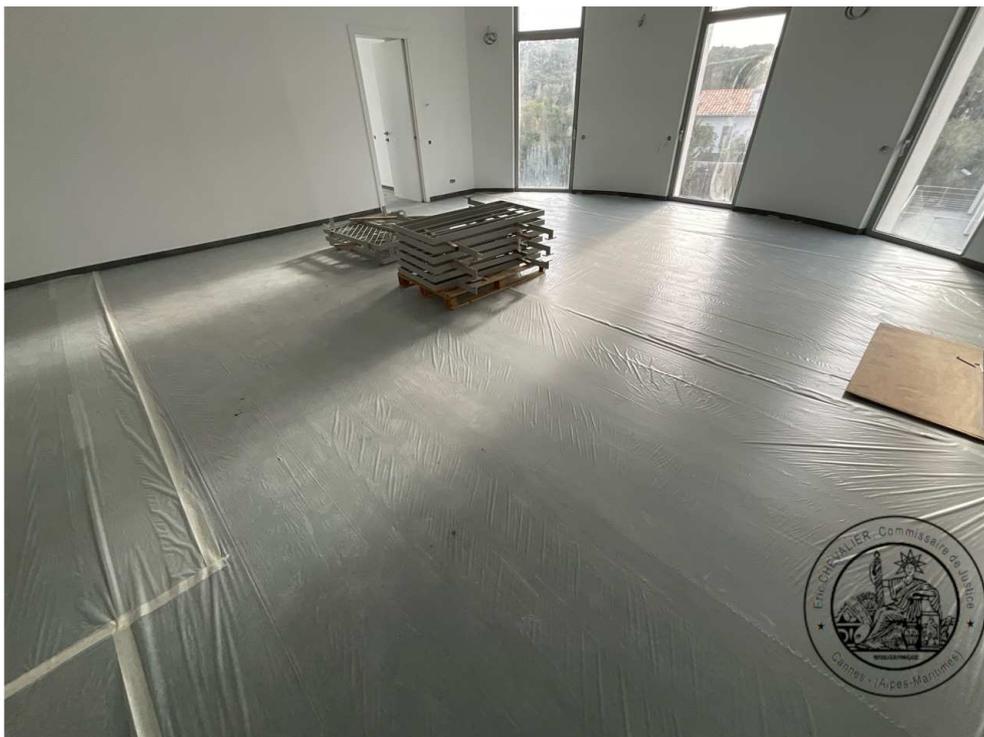








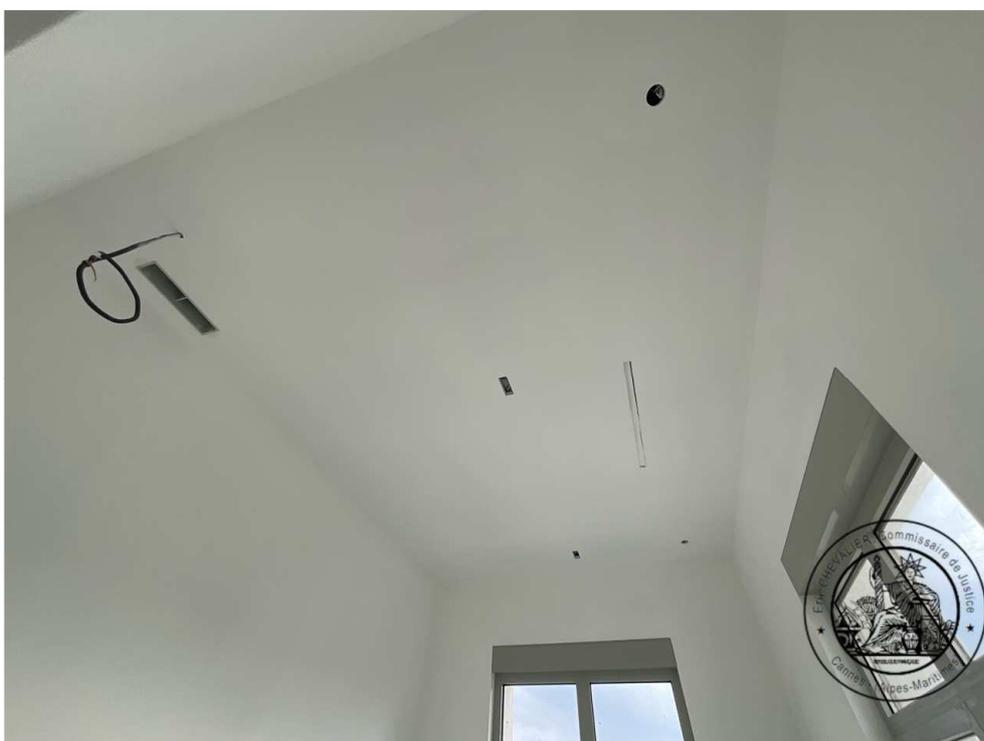
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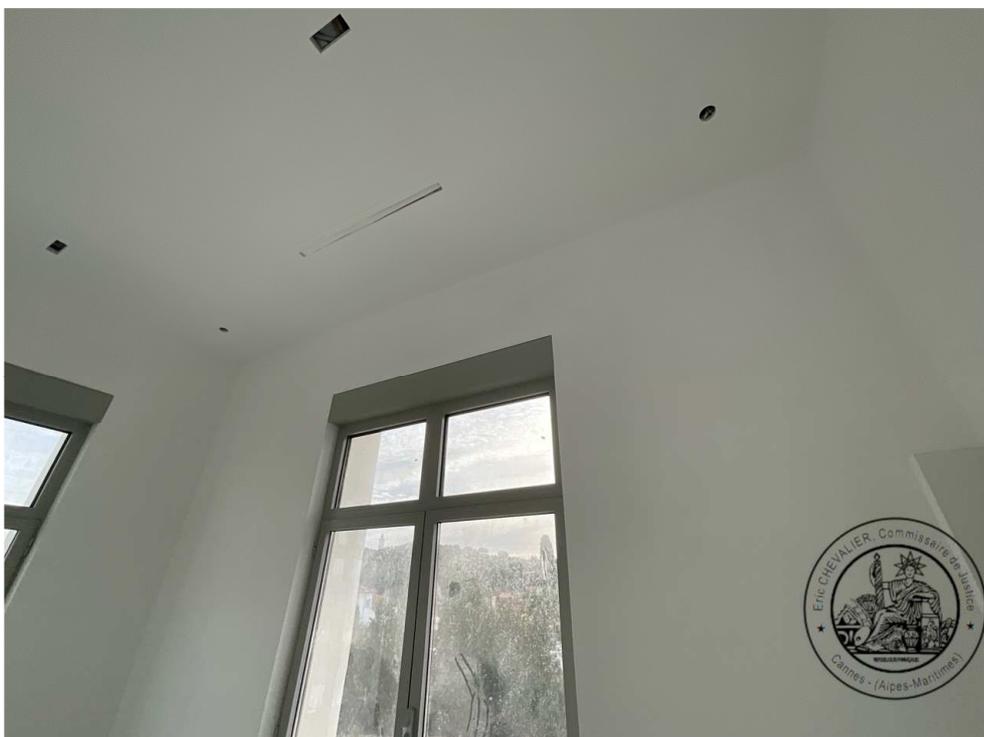
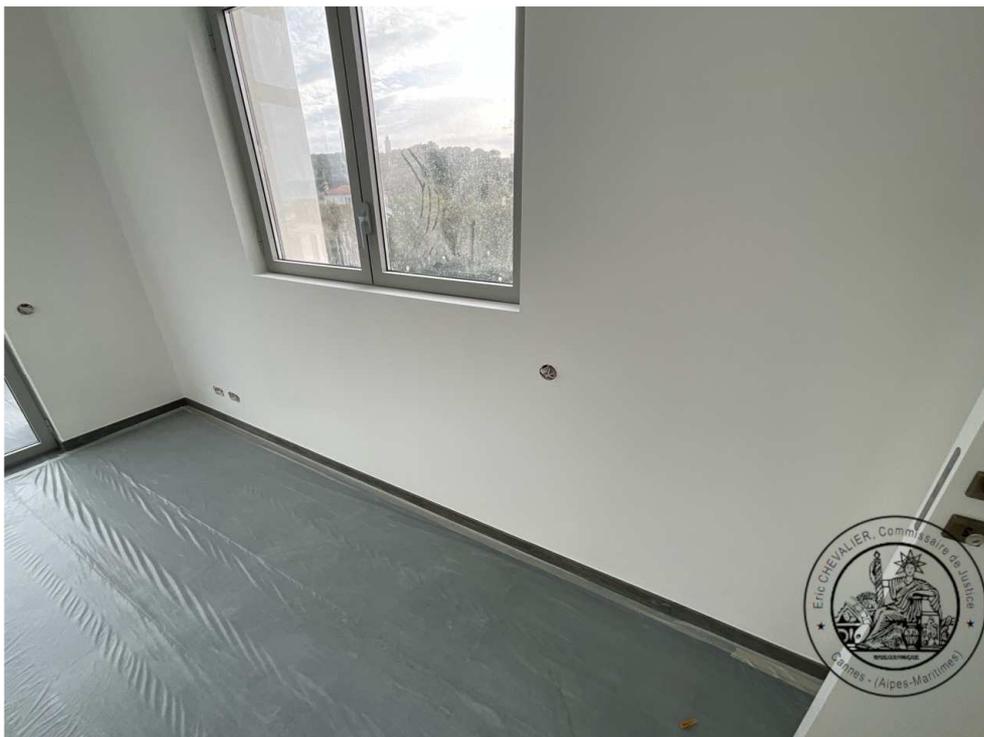




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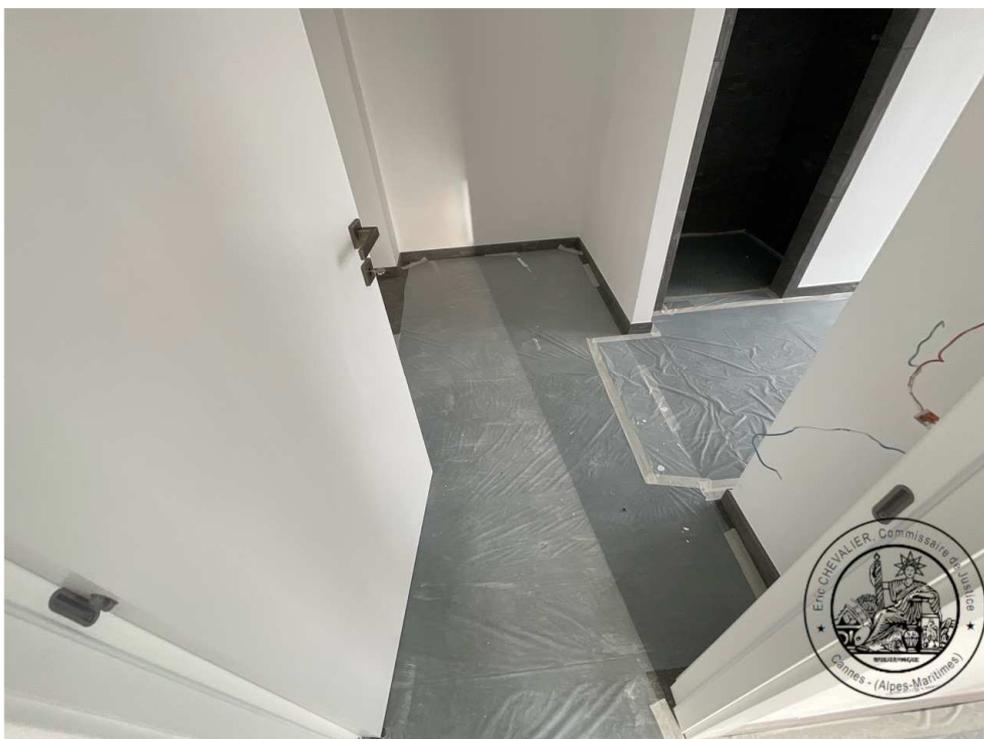




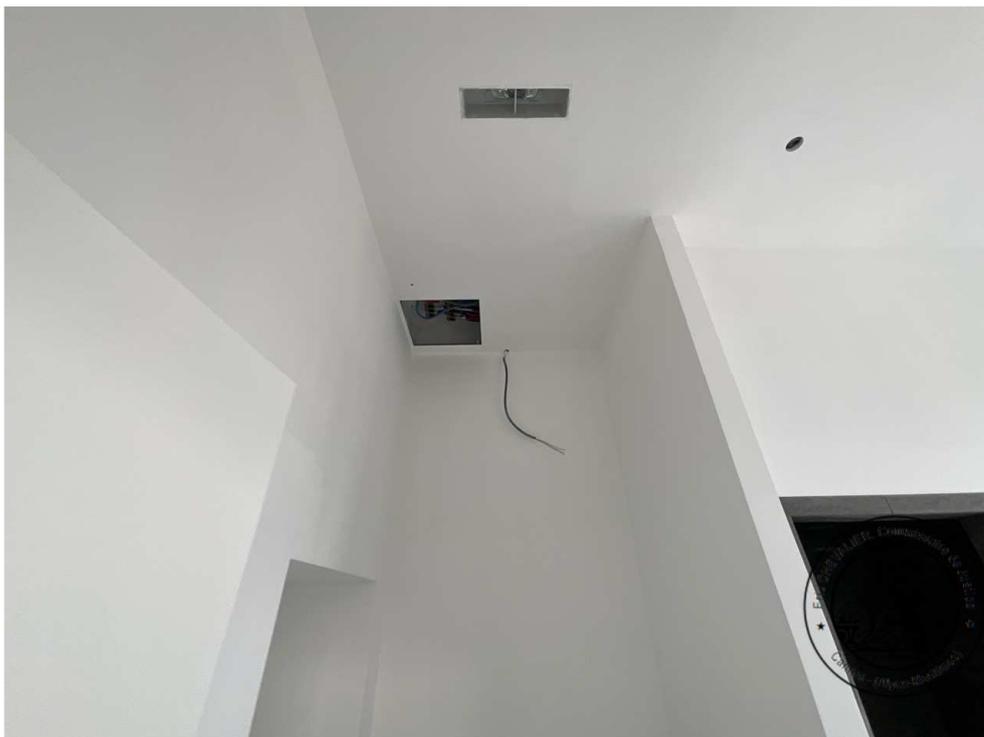


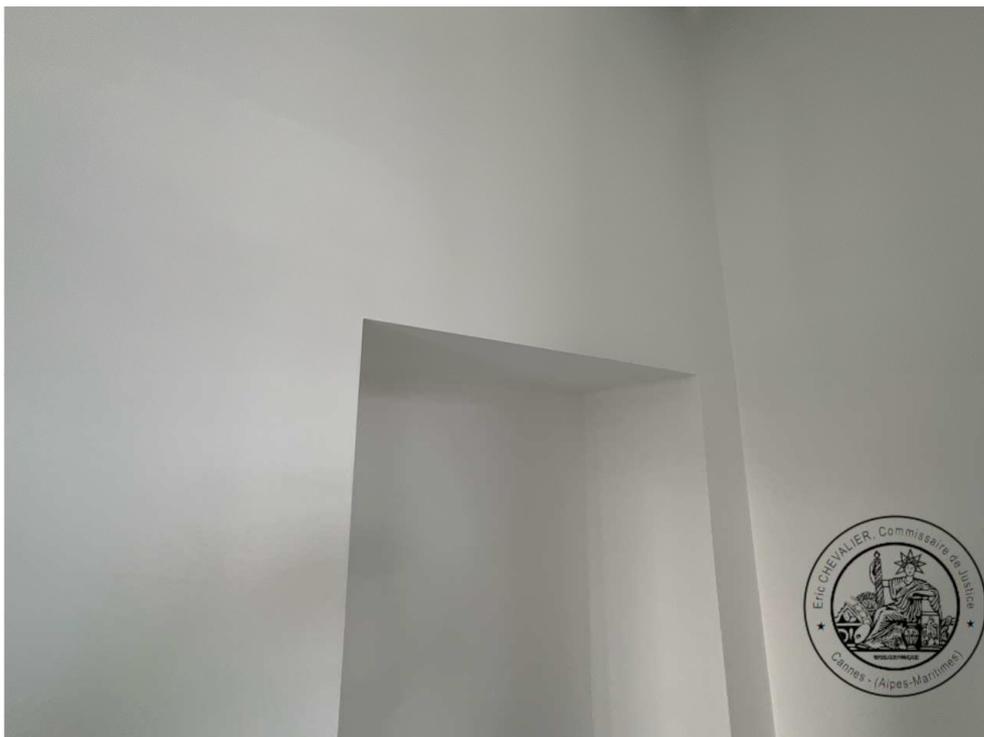


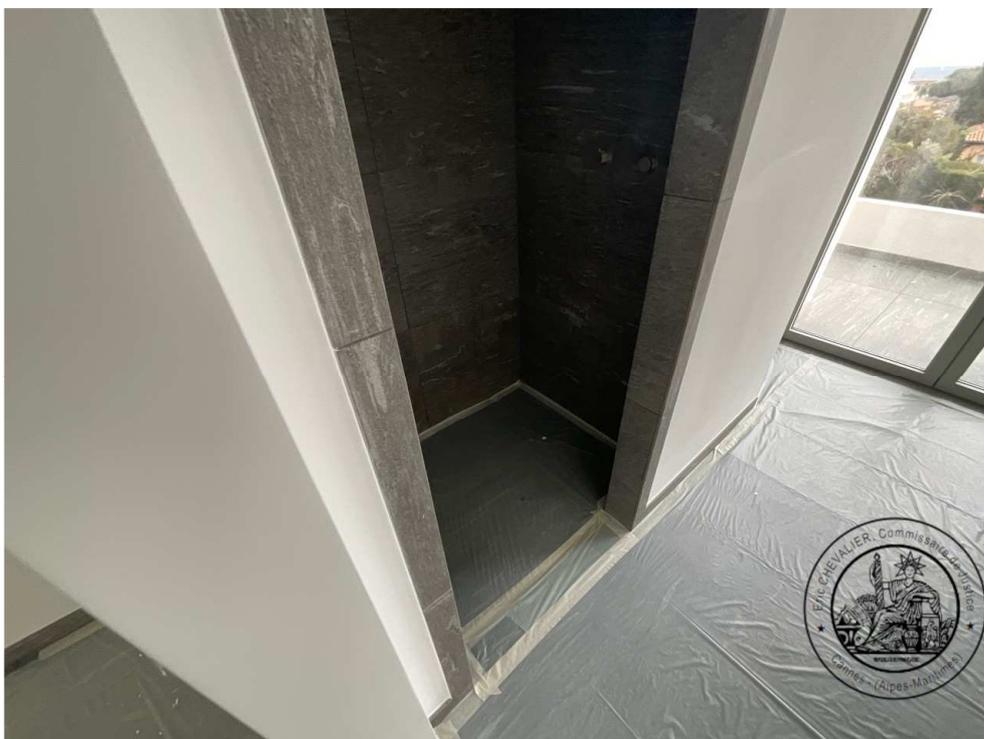
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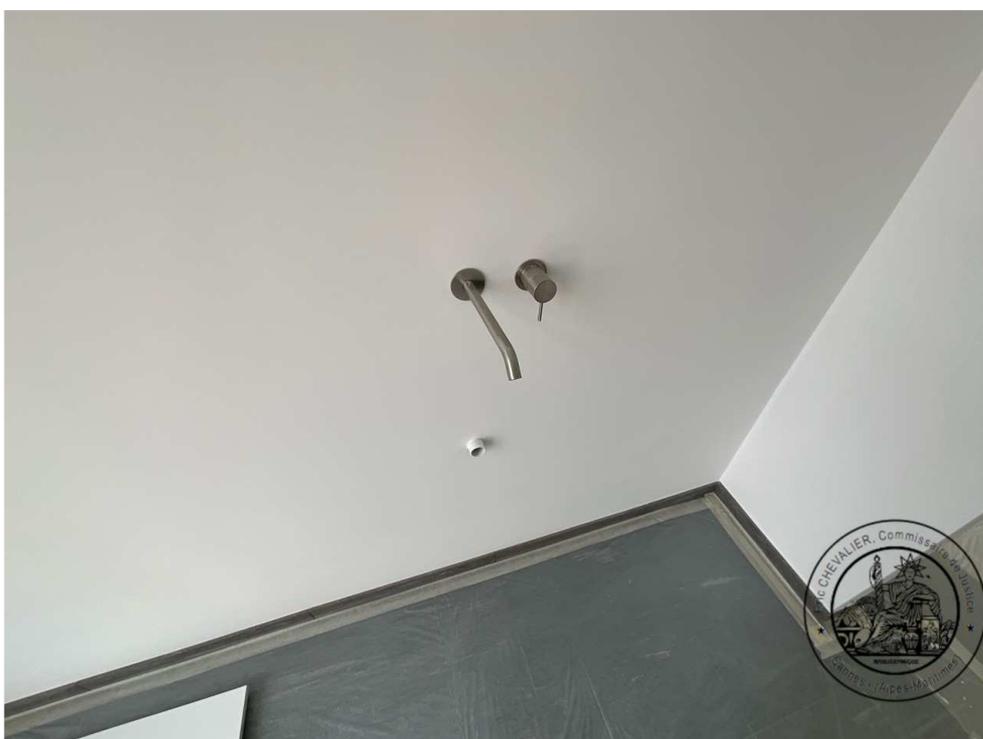
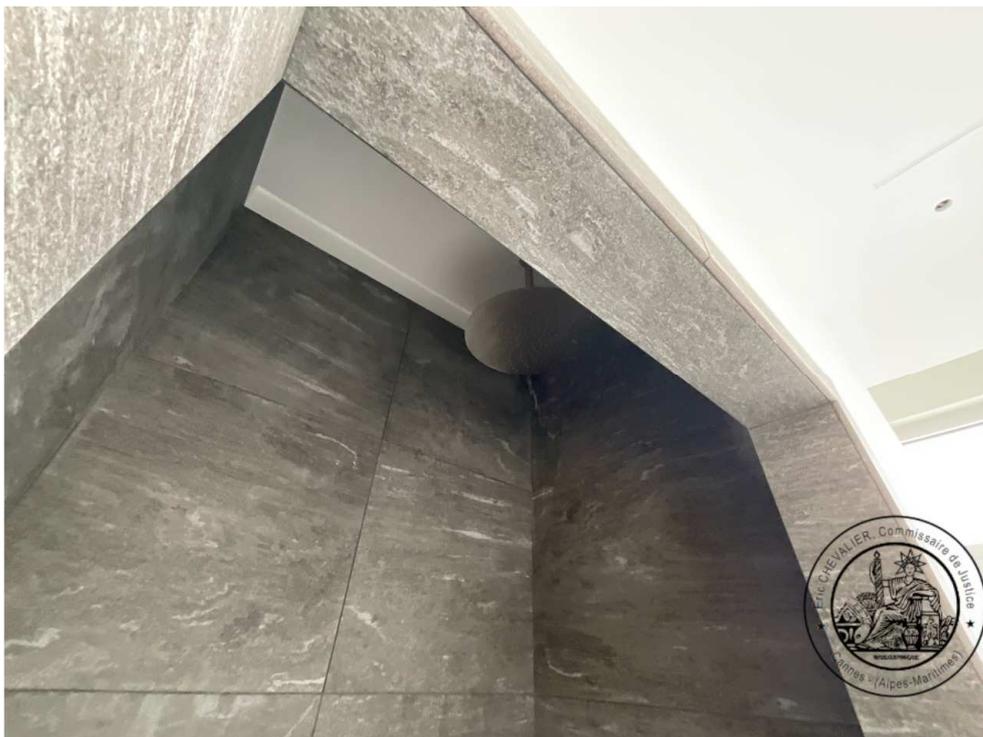
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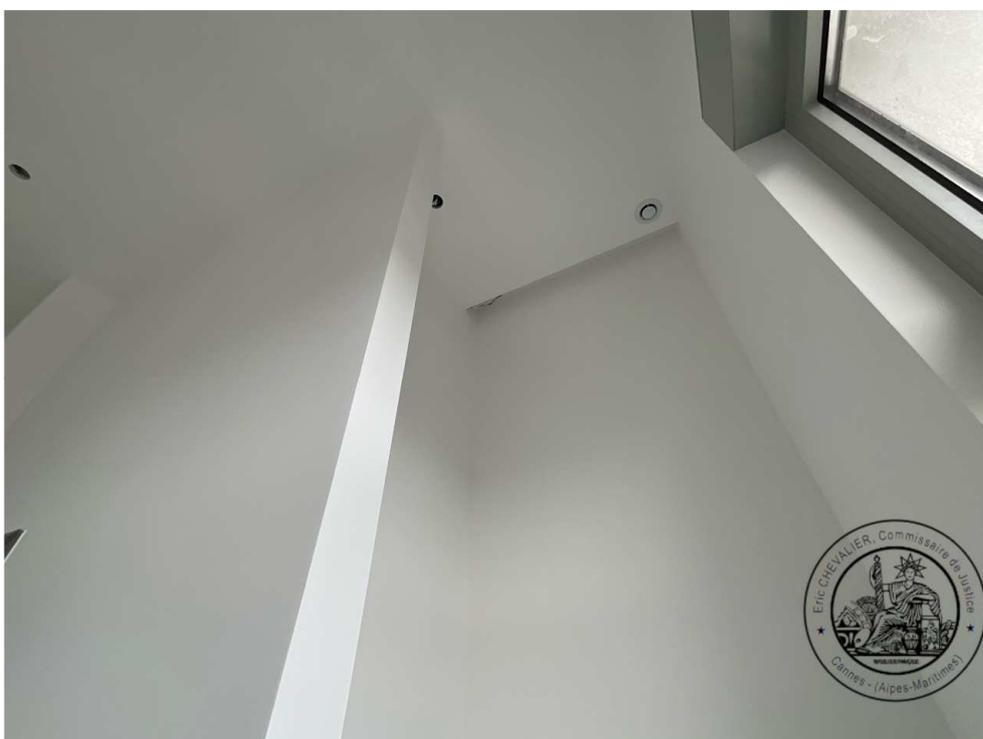
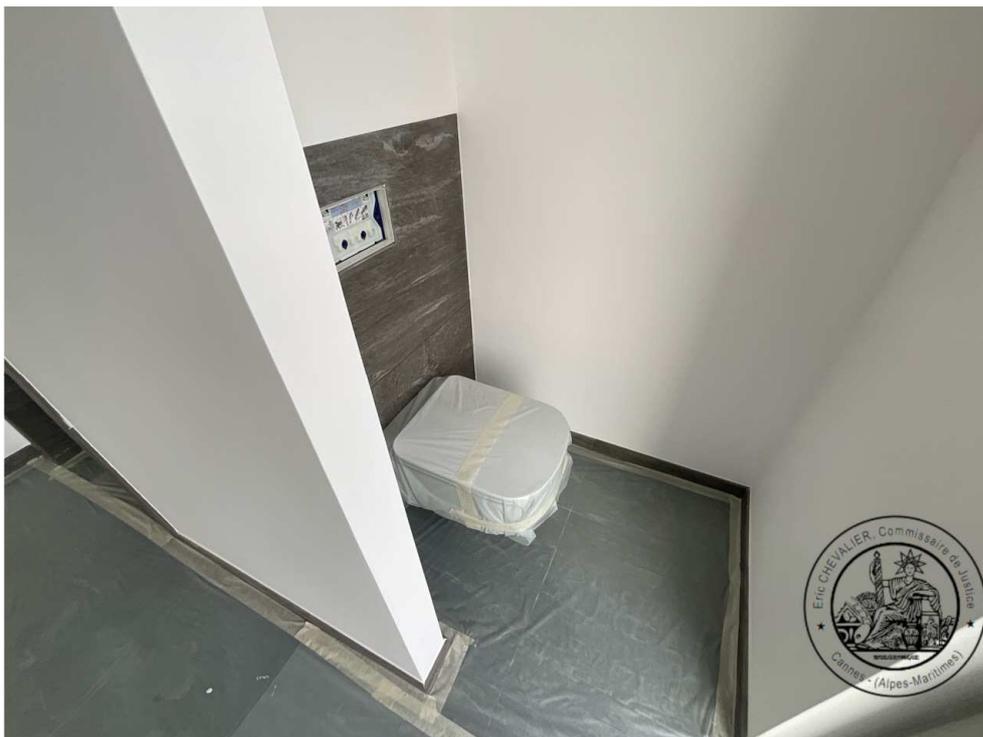




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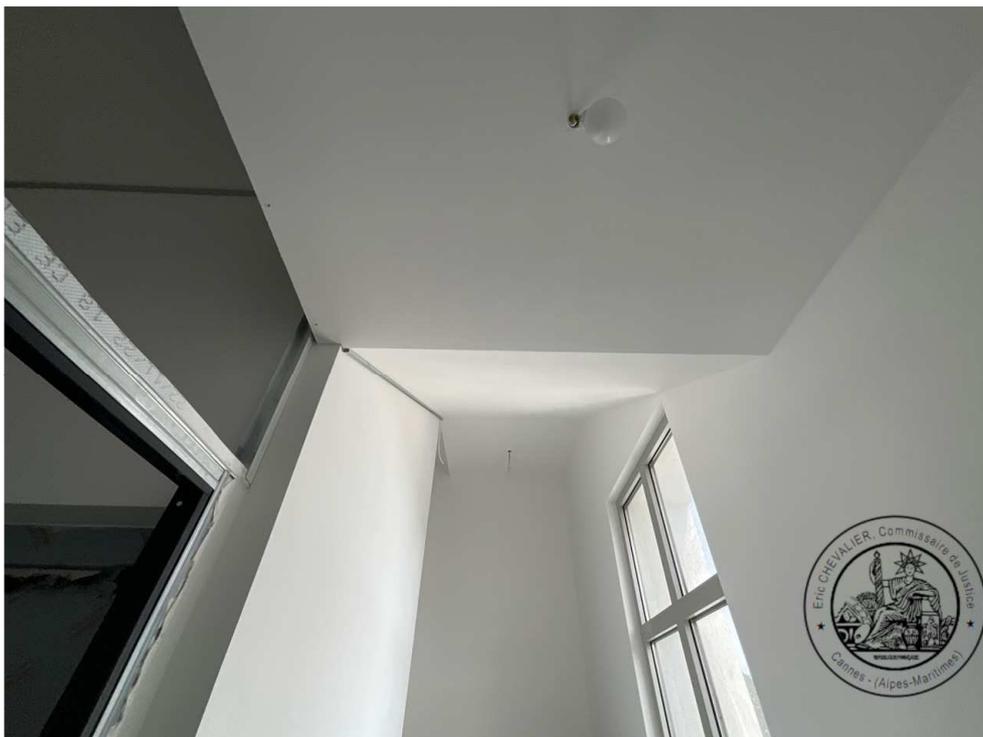


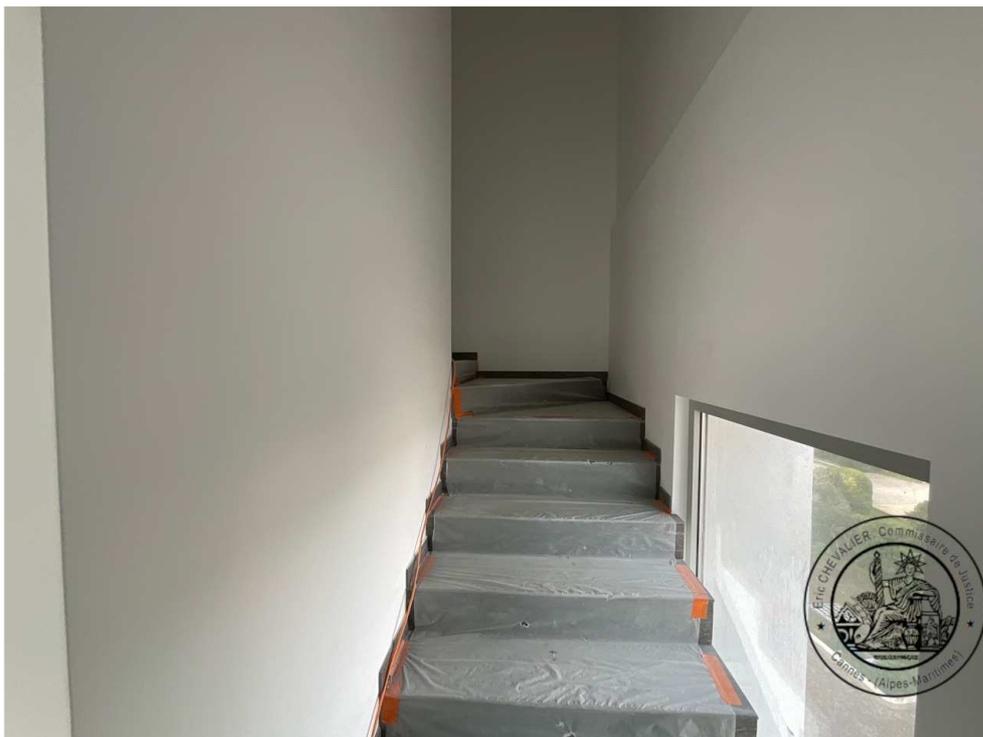


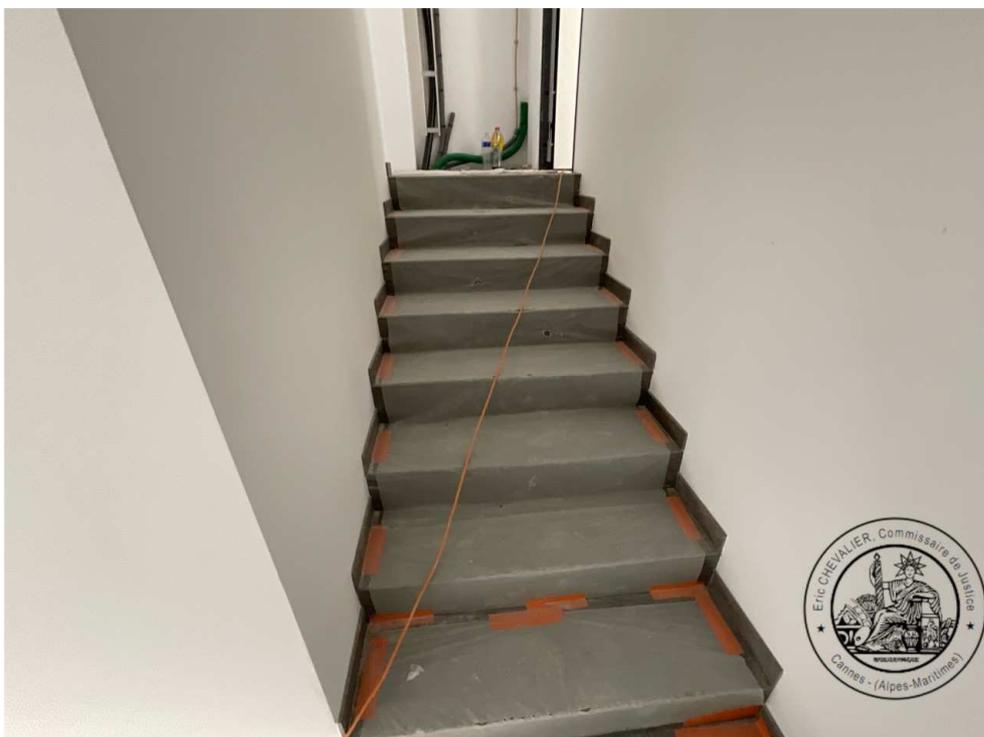
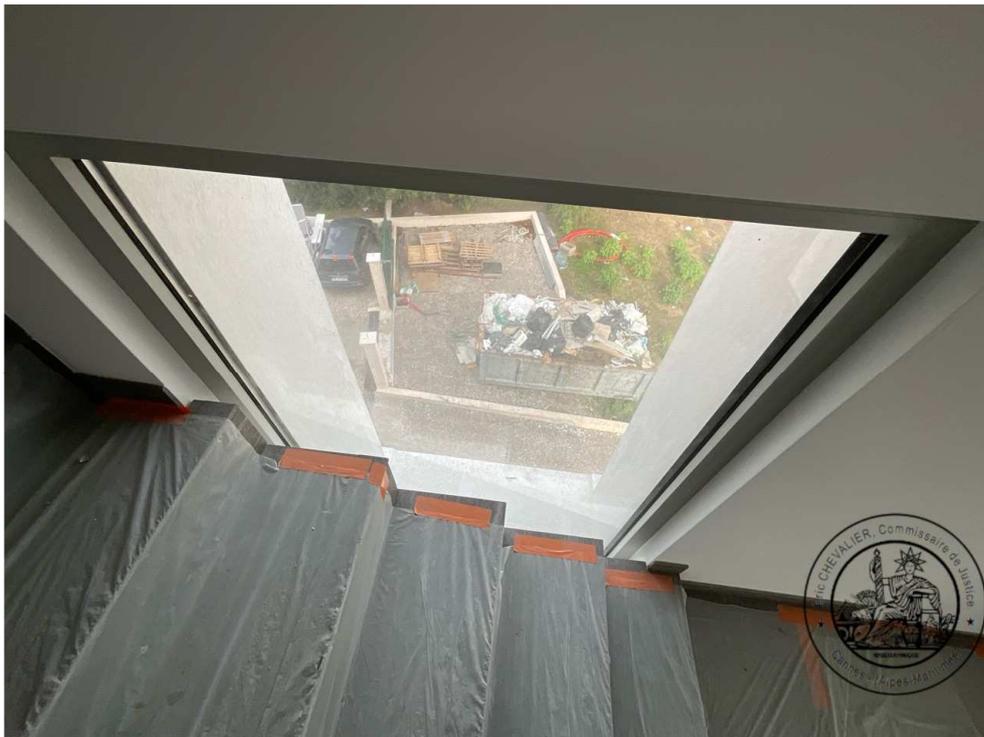
3^{ème} étage

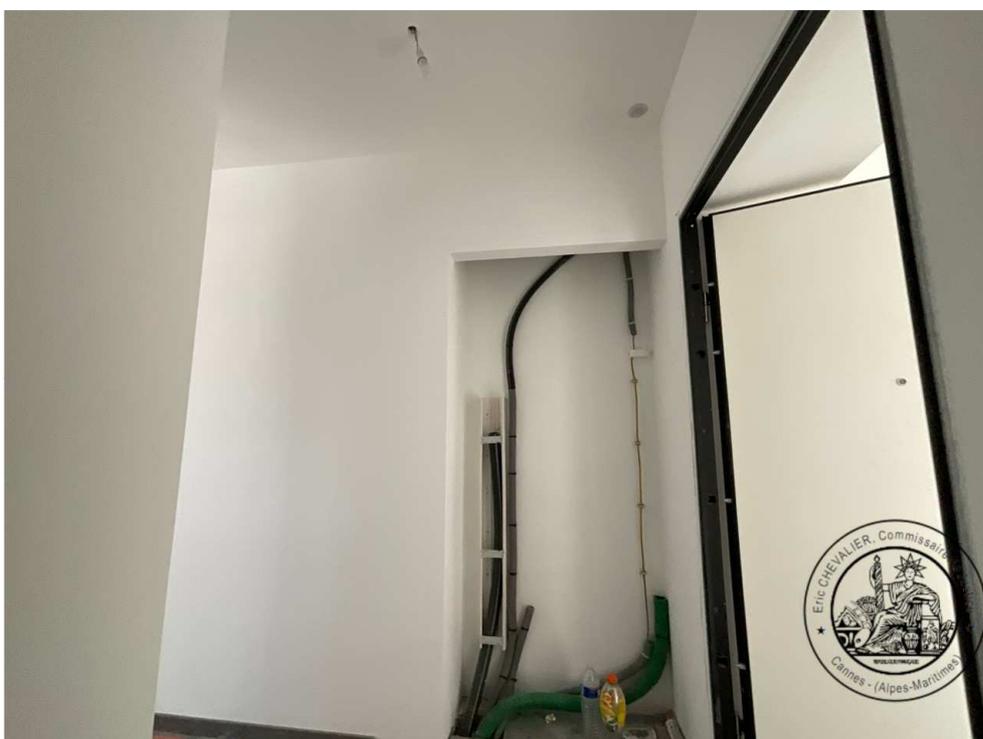
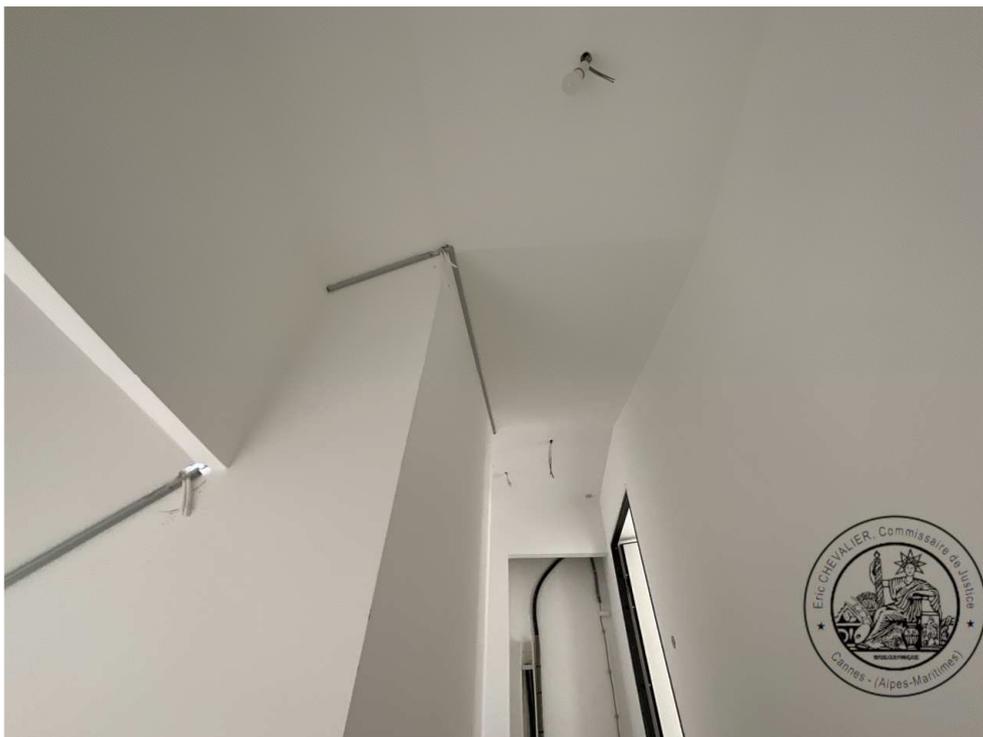


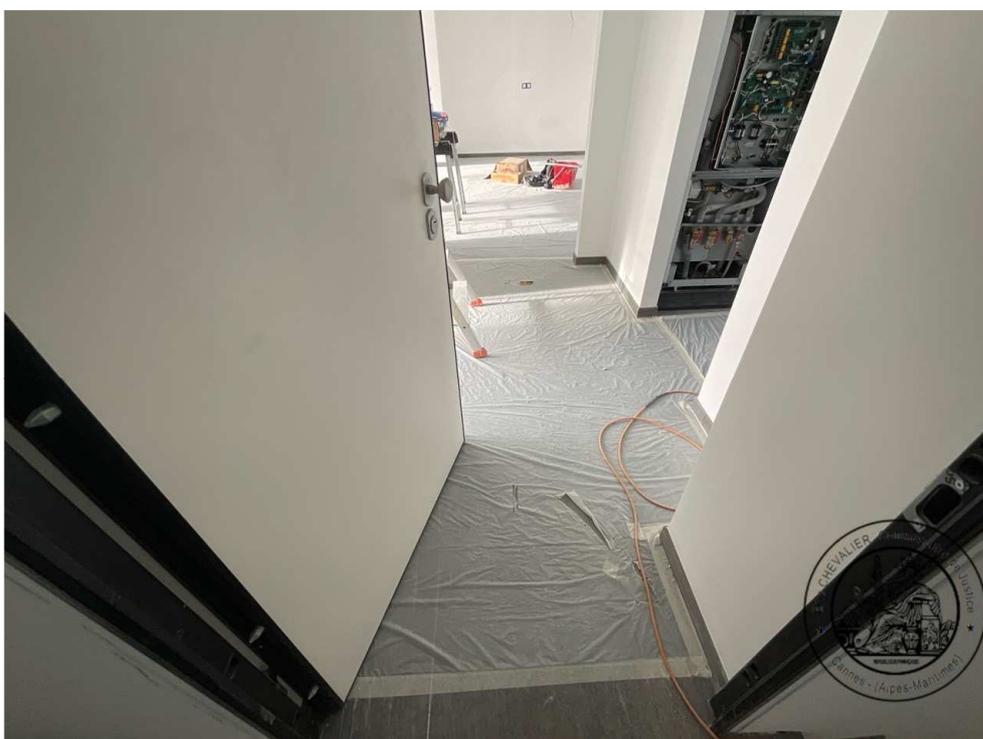
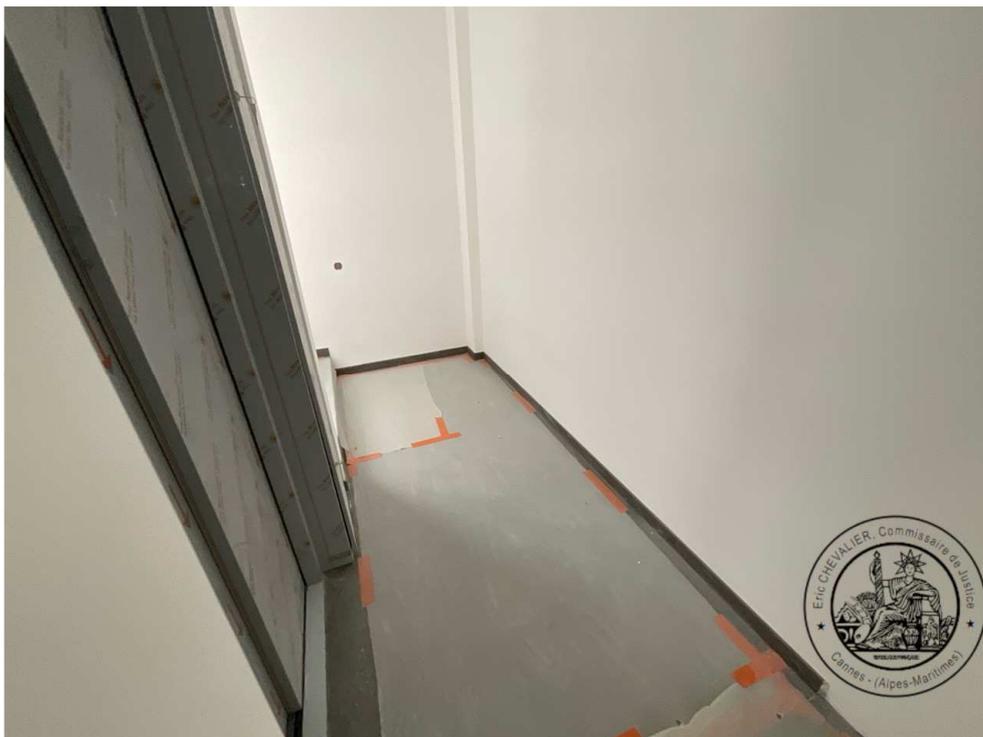
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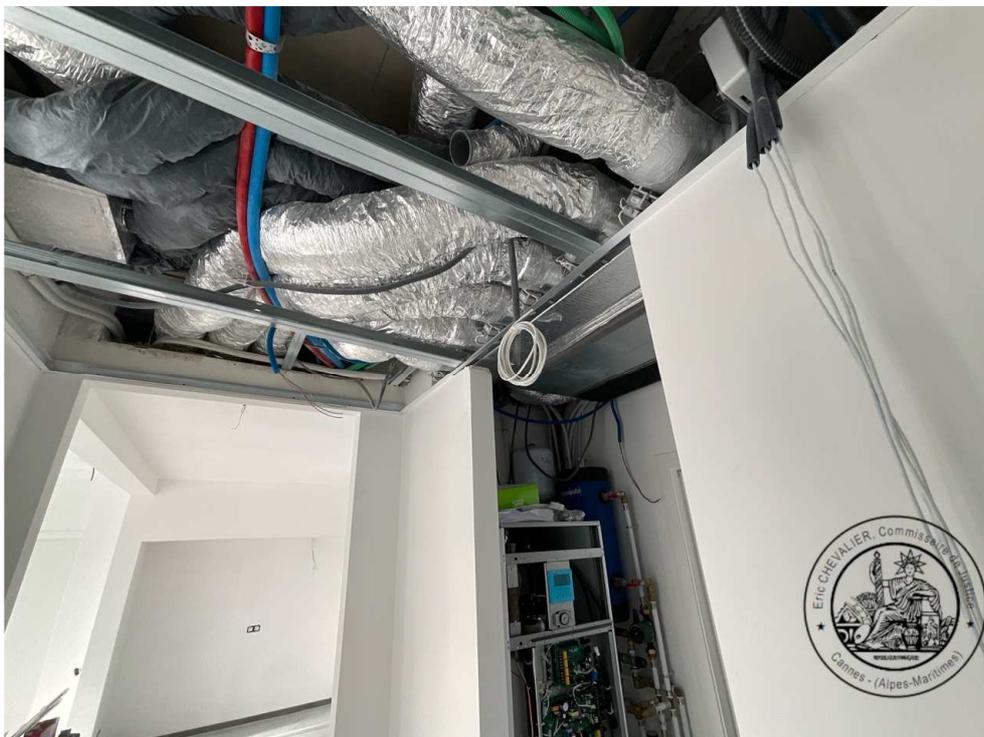


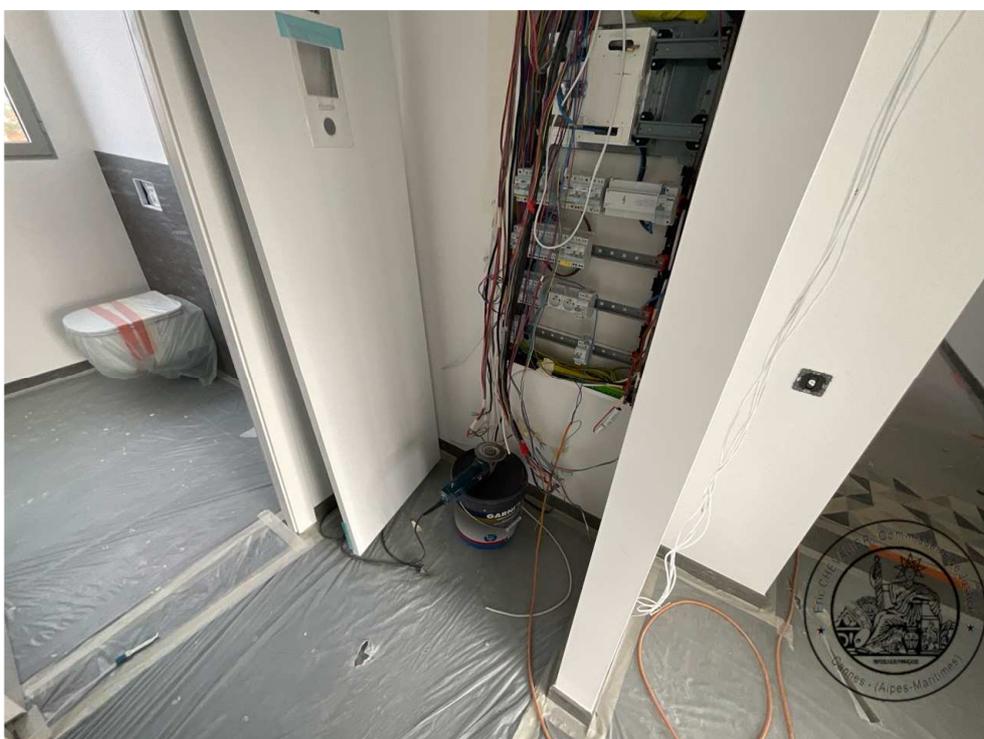
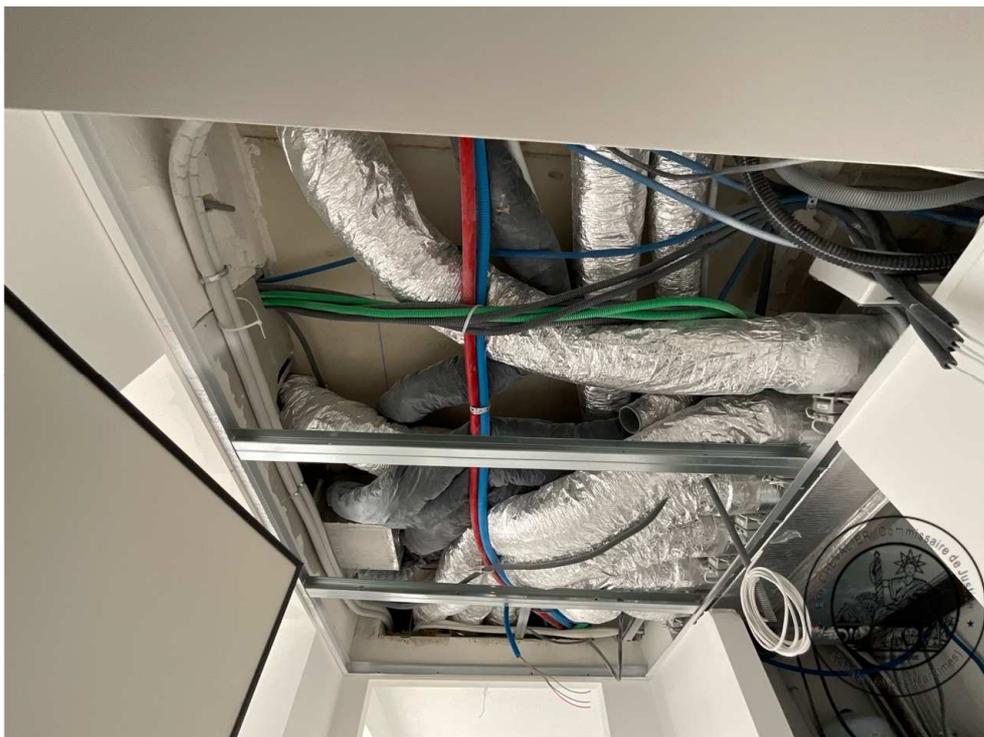


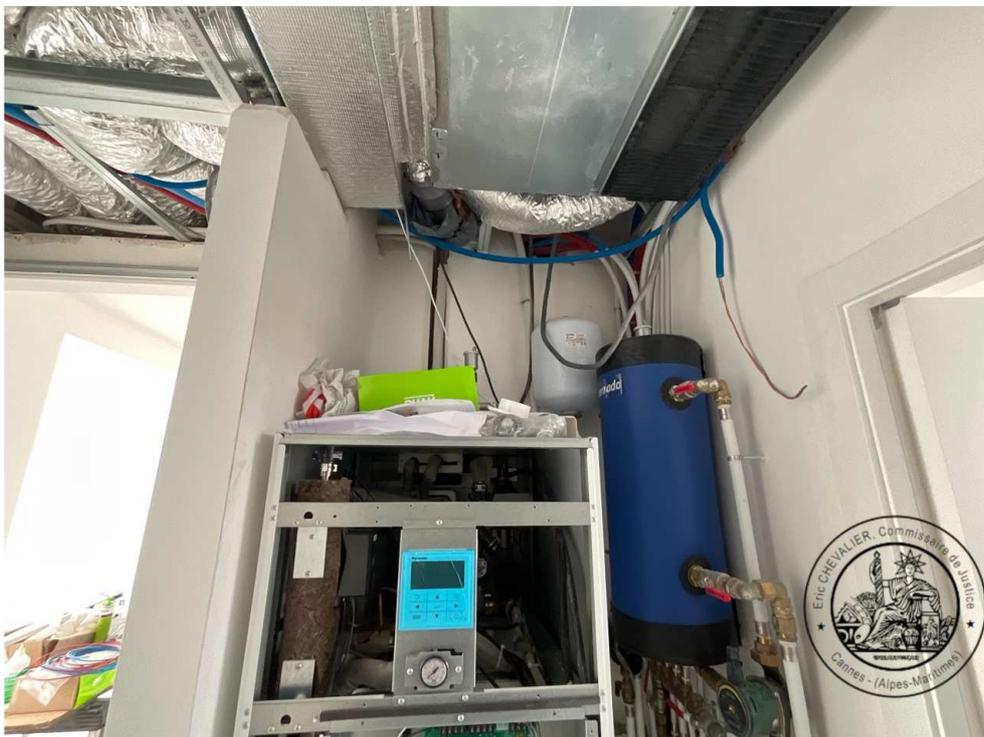


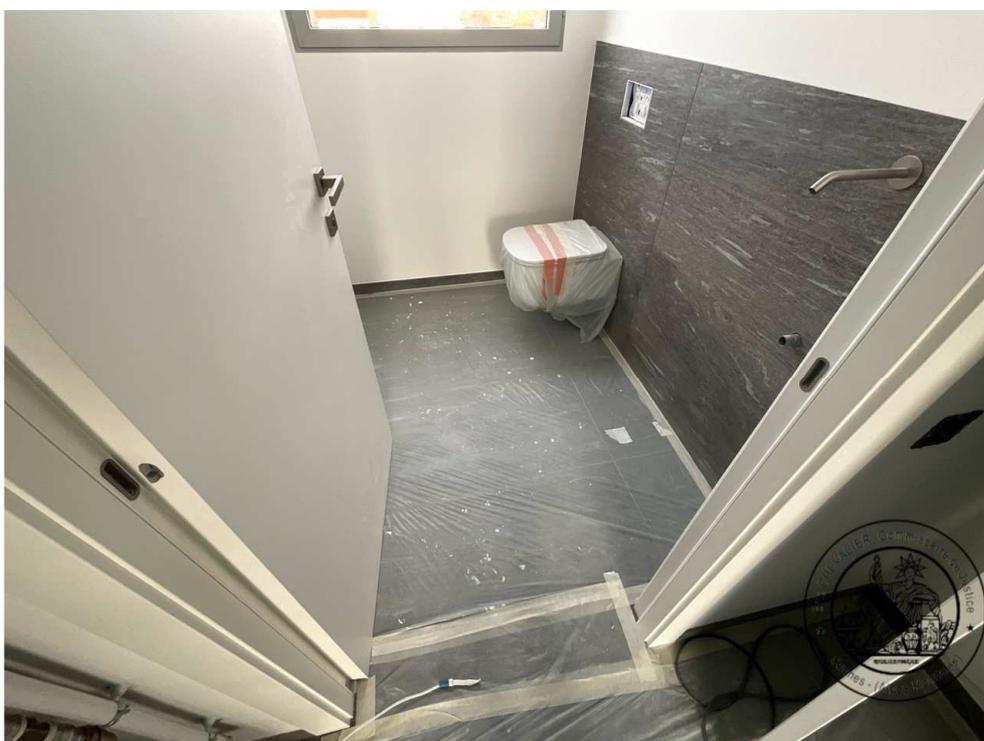


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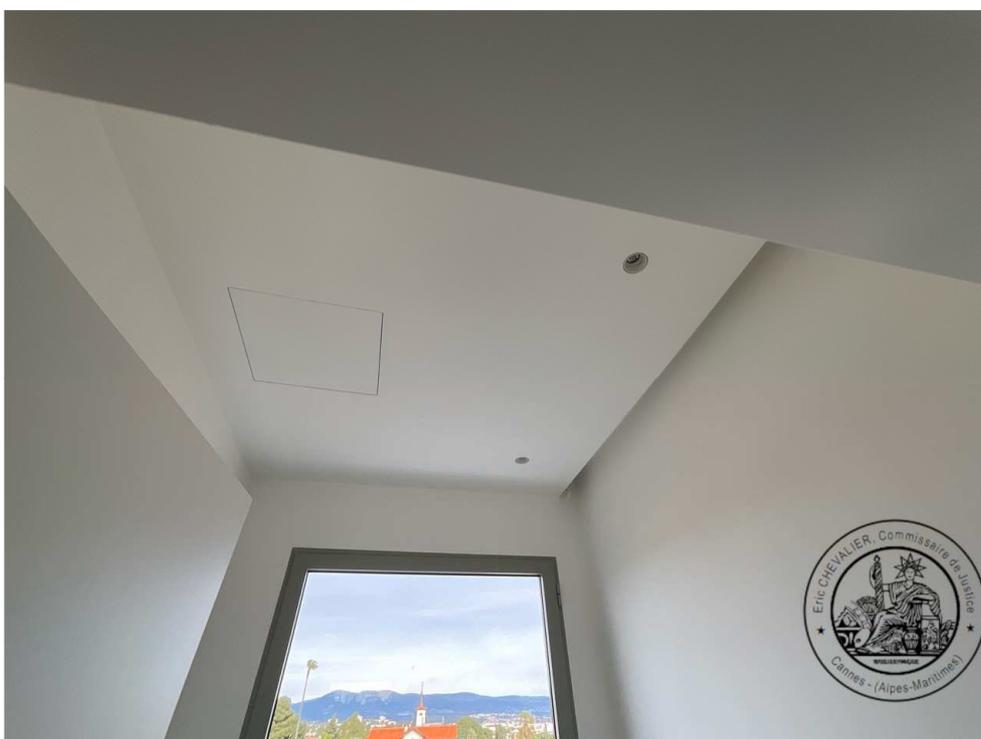




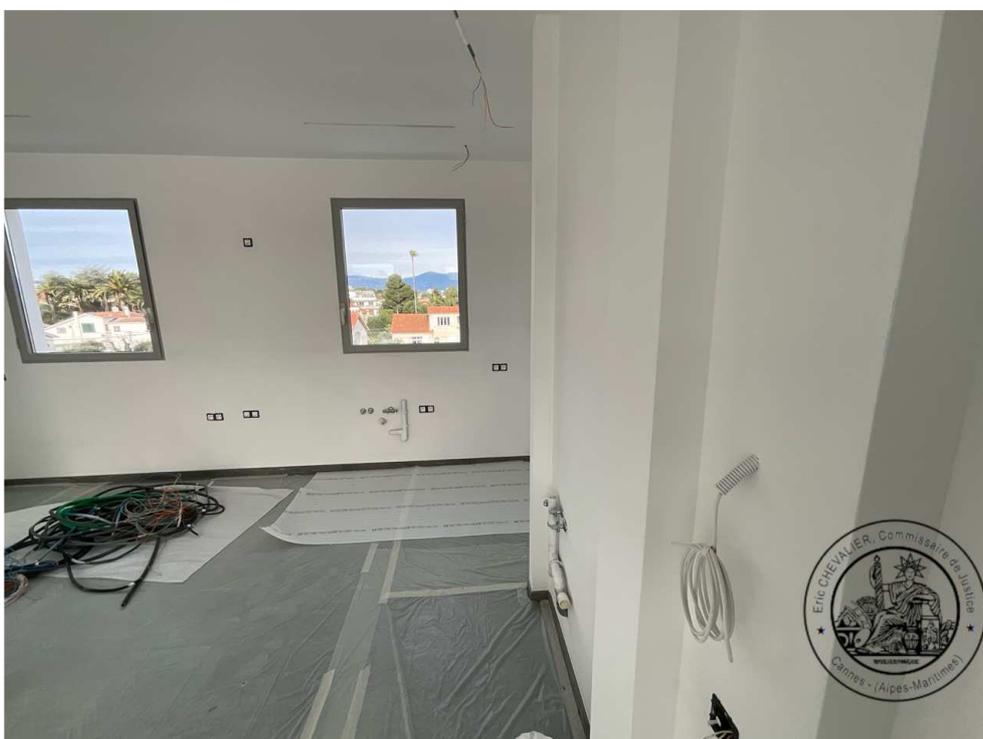




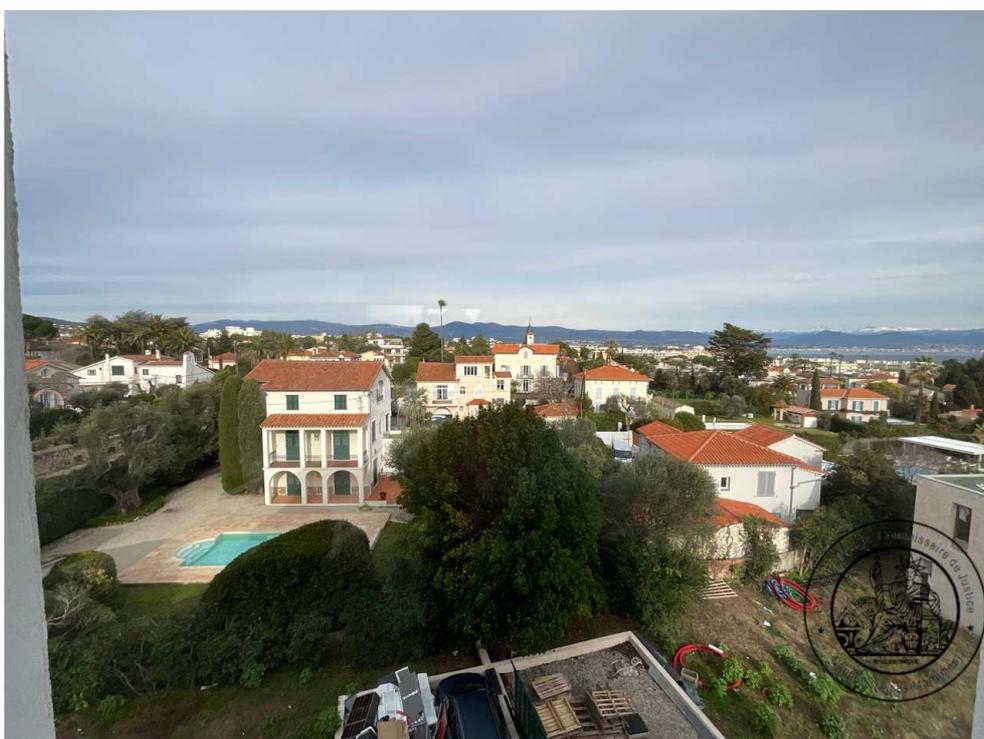
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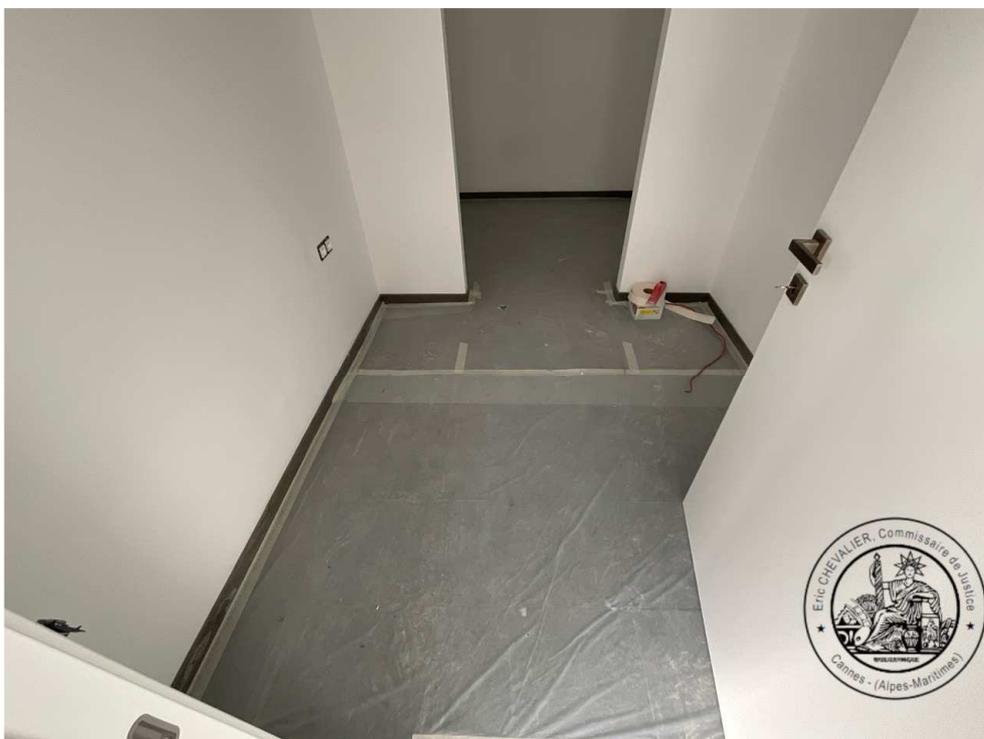
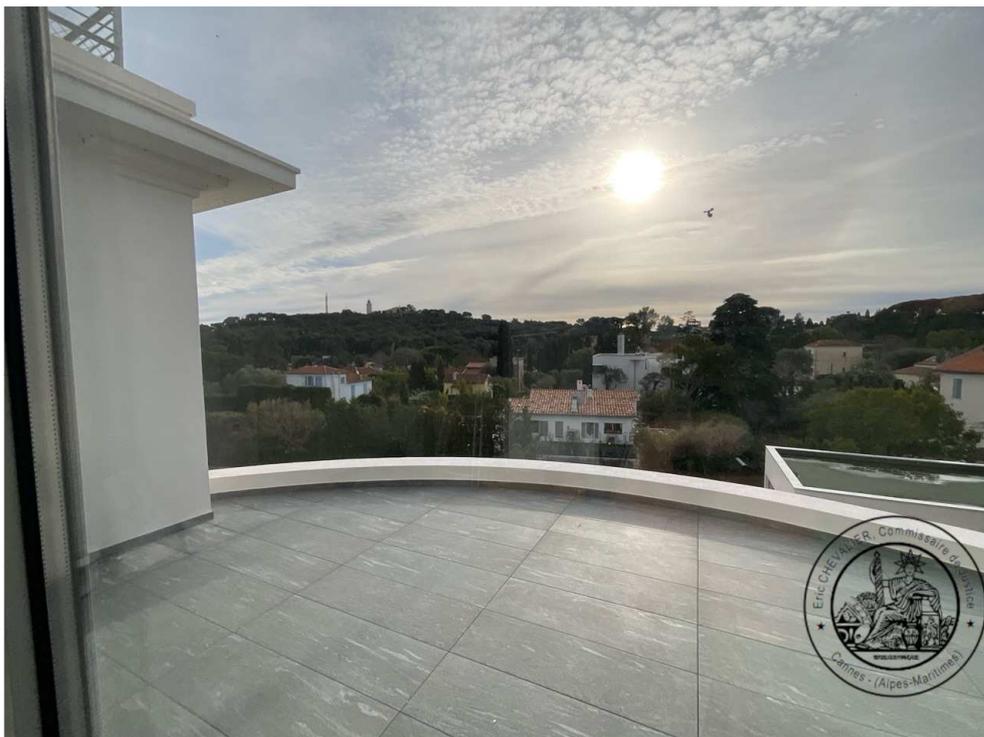
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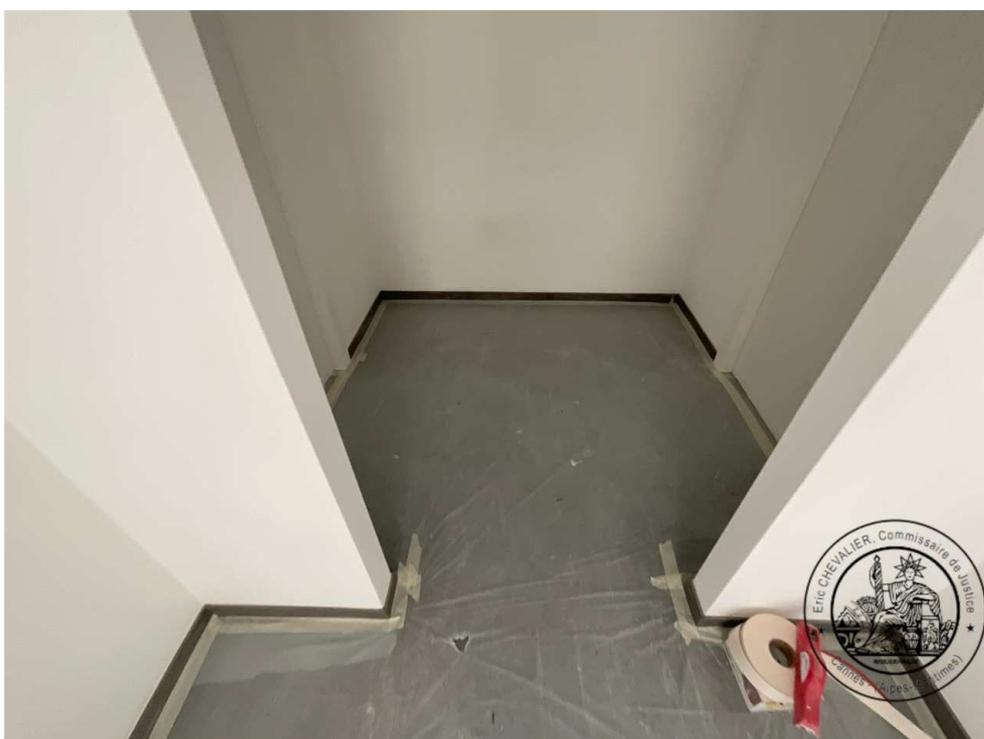
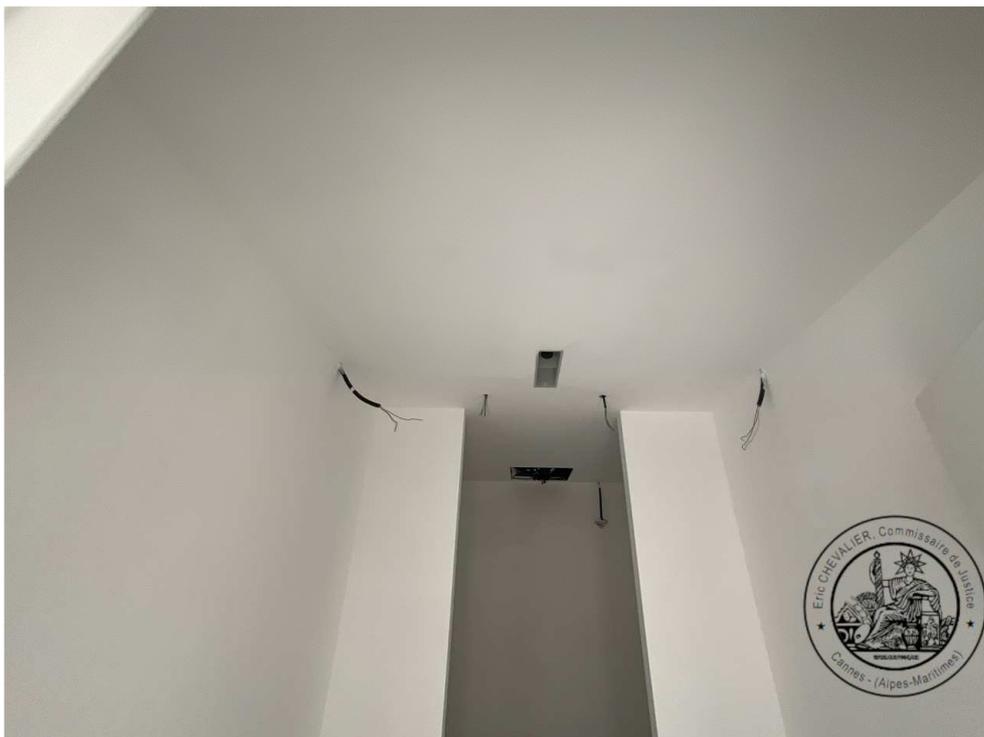




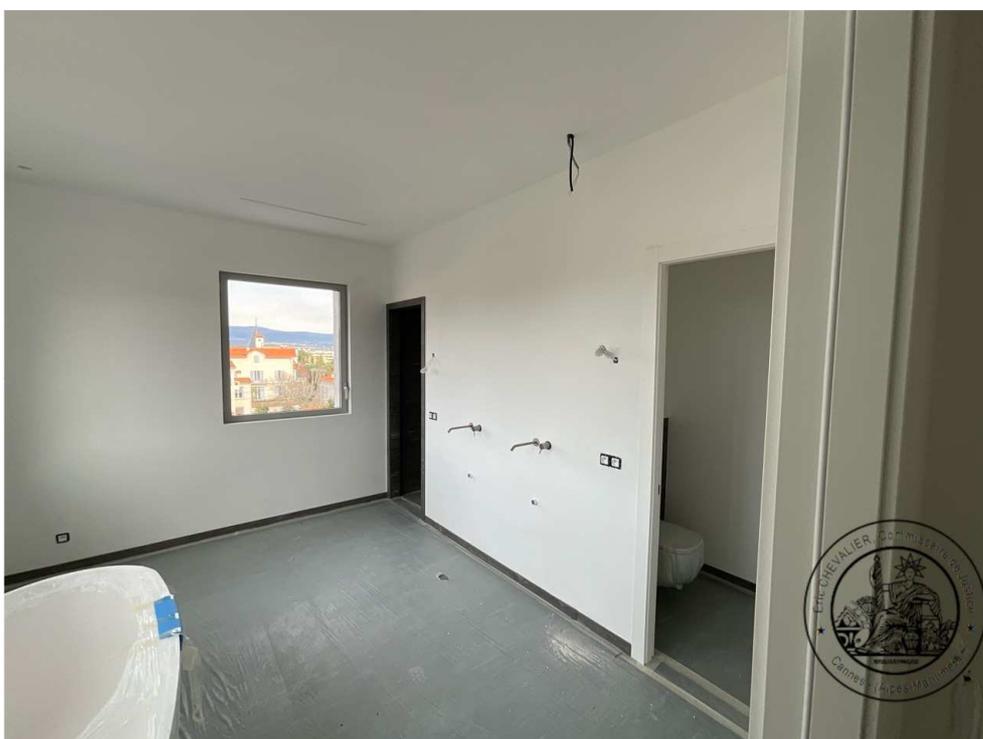
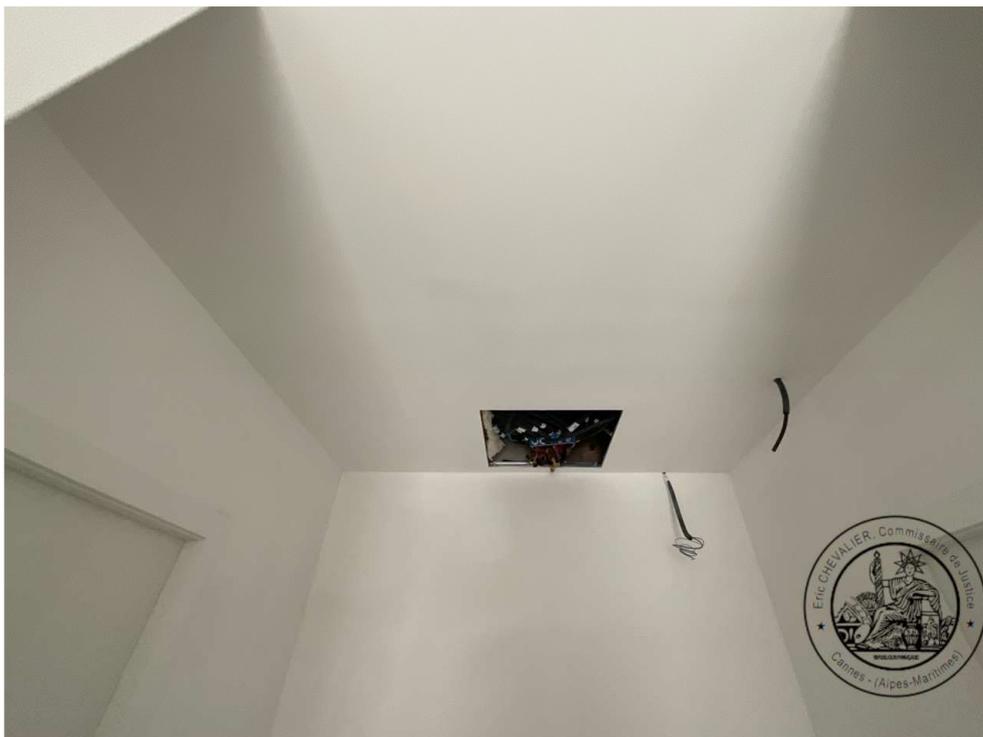




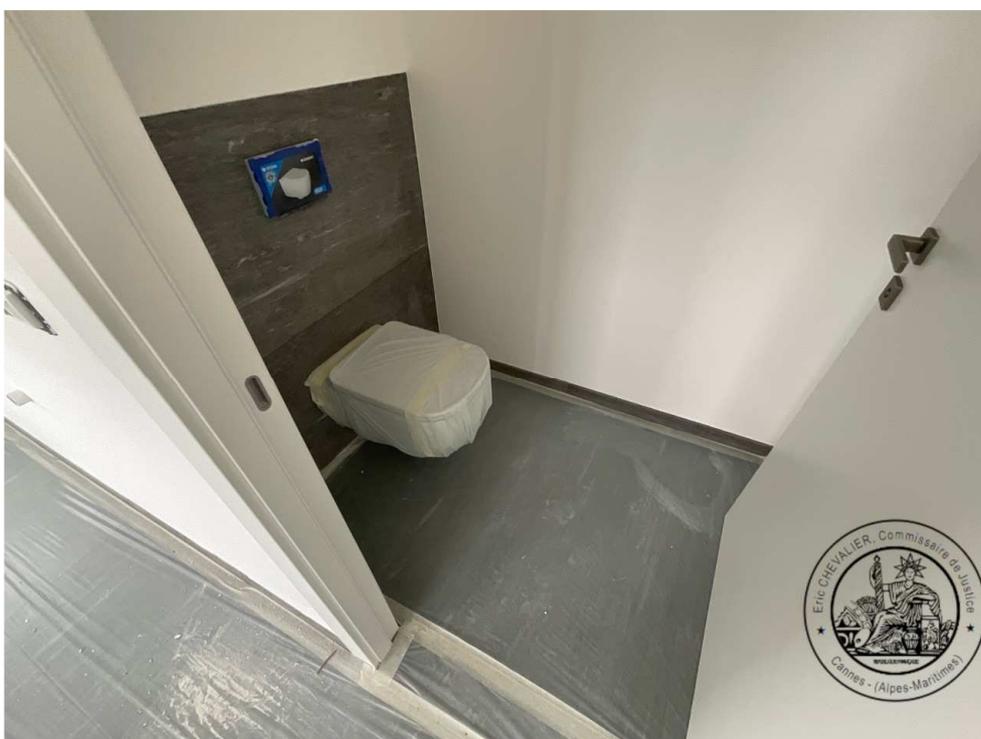
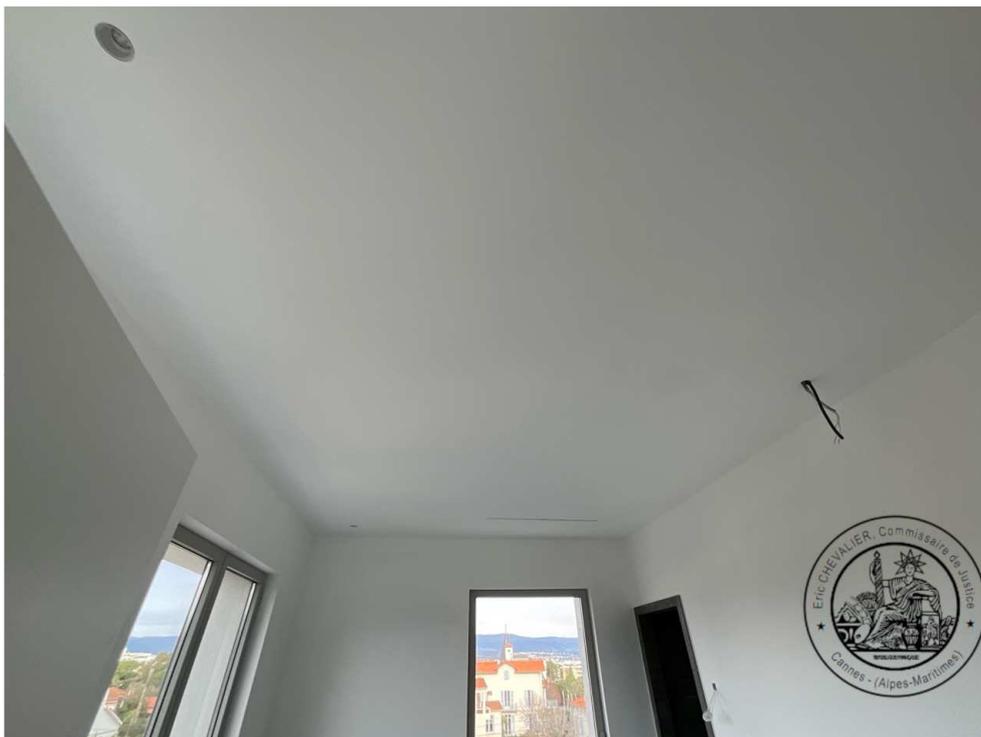
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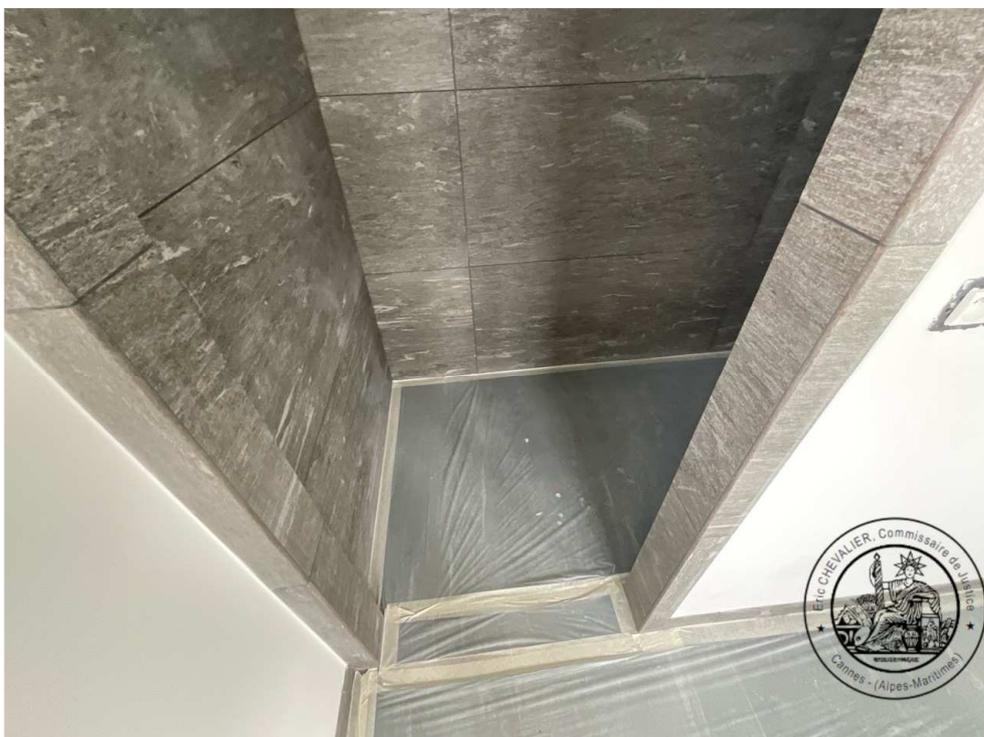
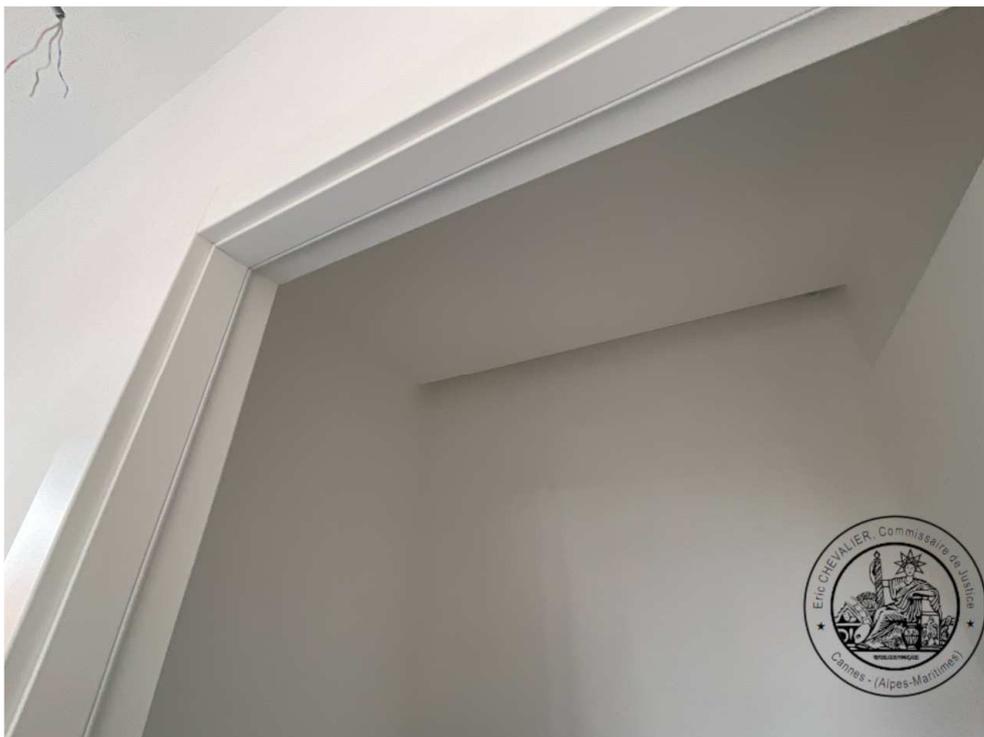


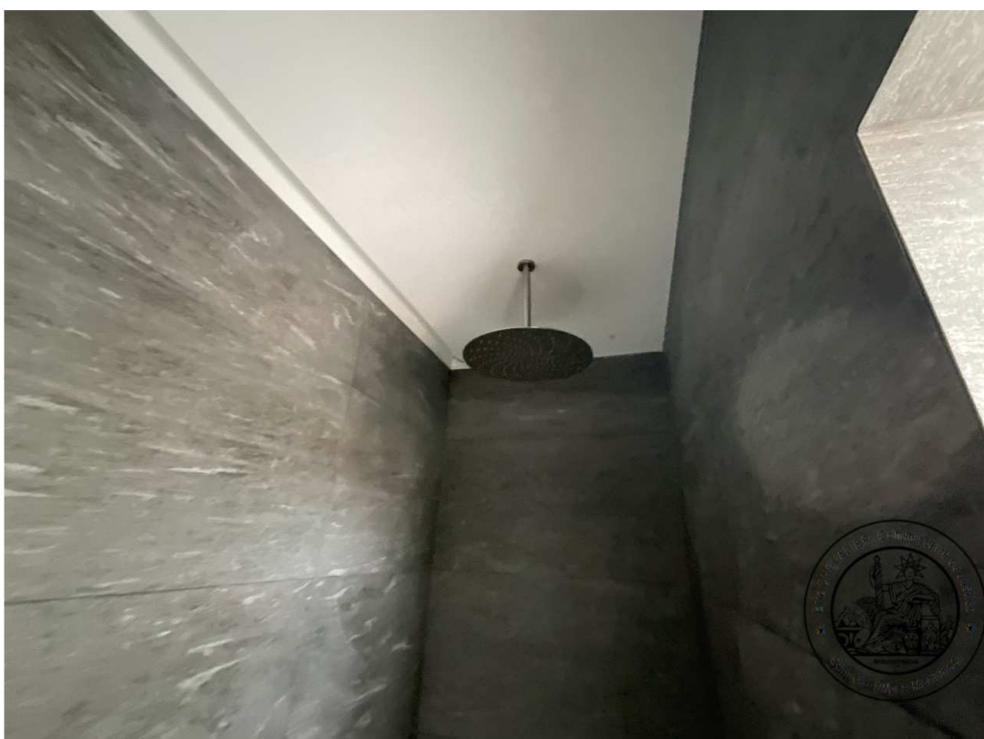
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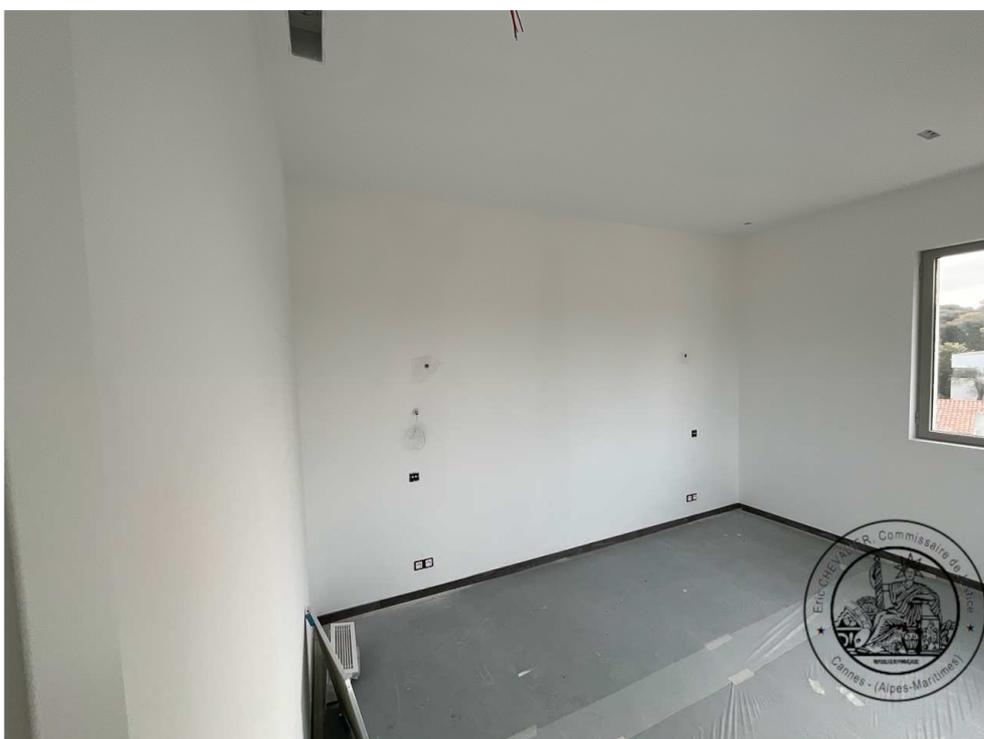




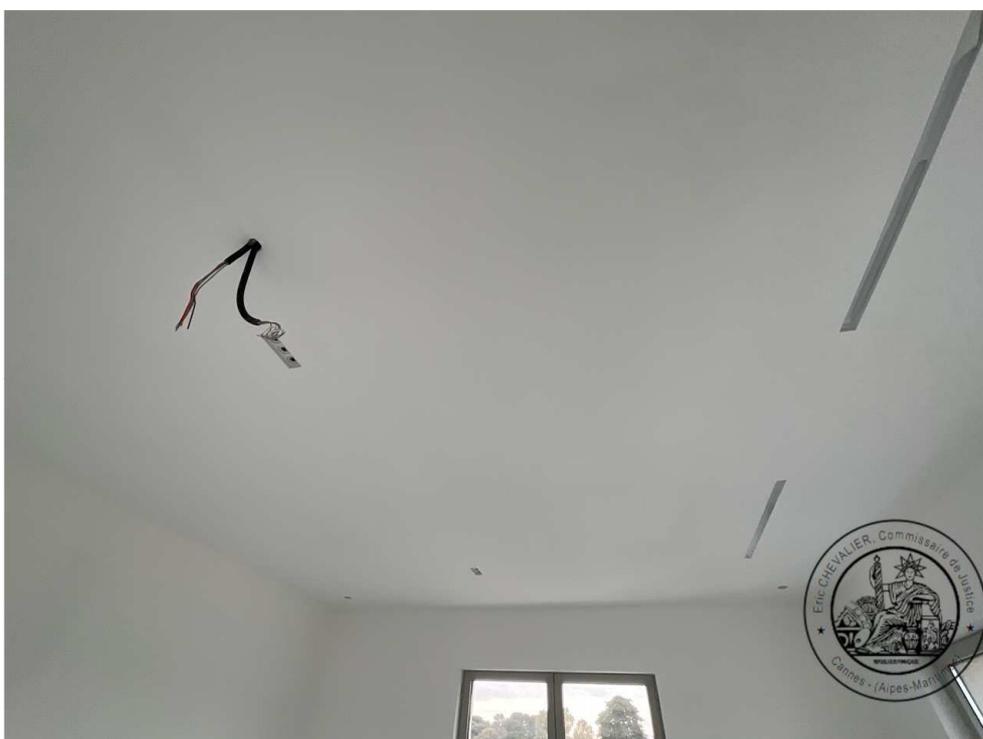


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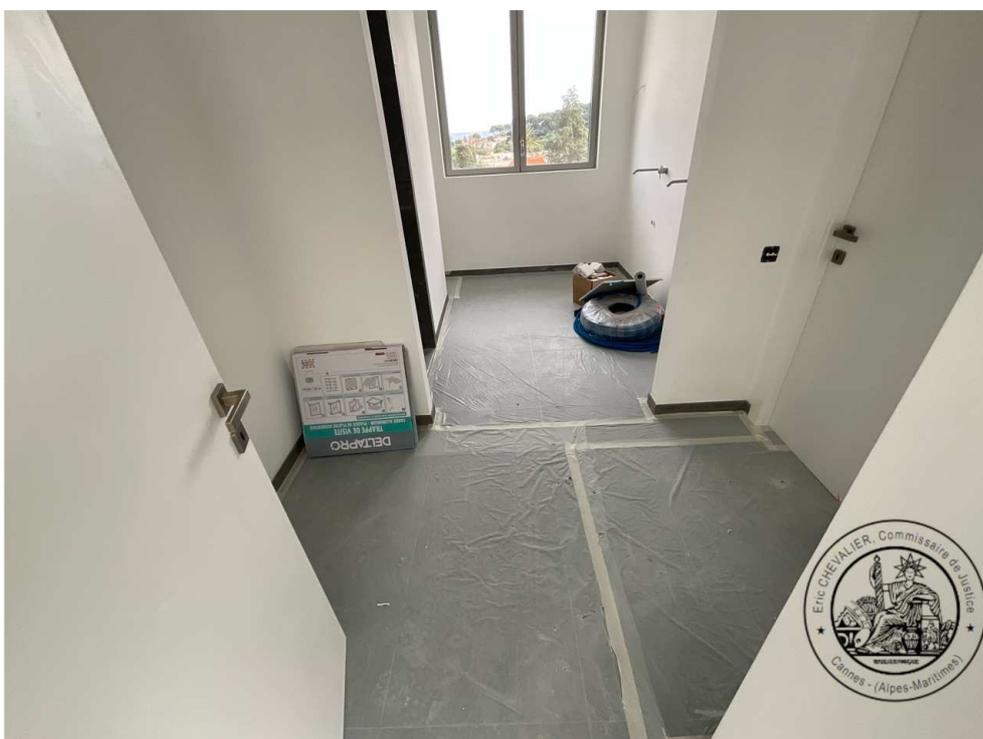
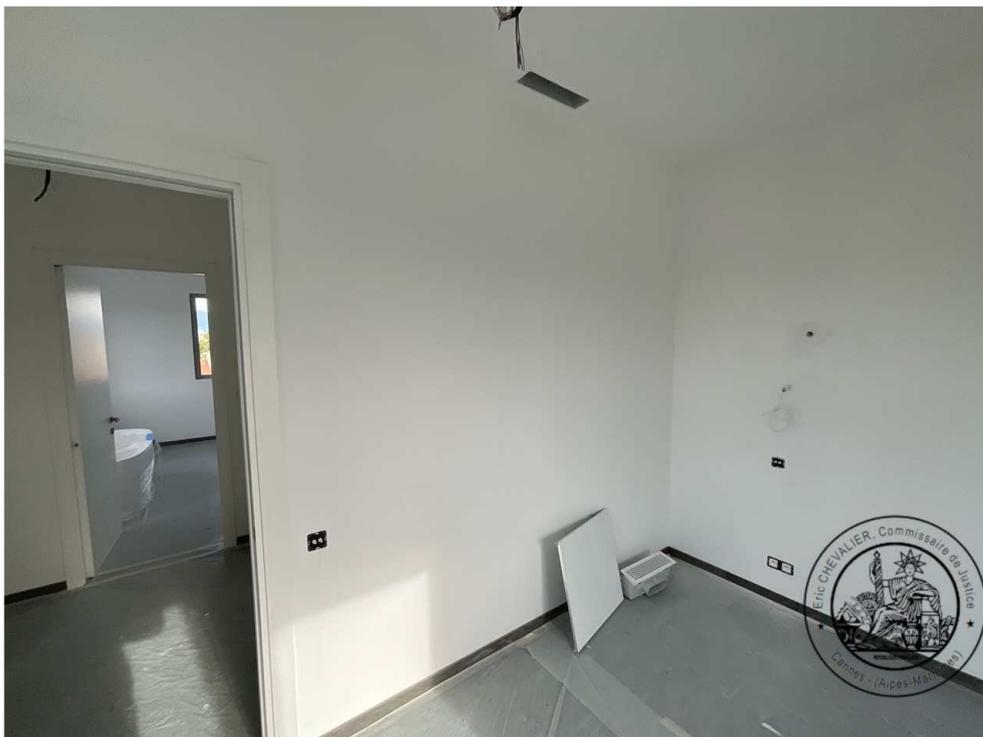


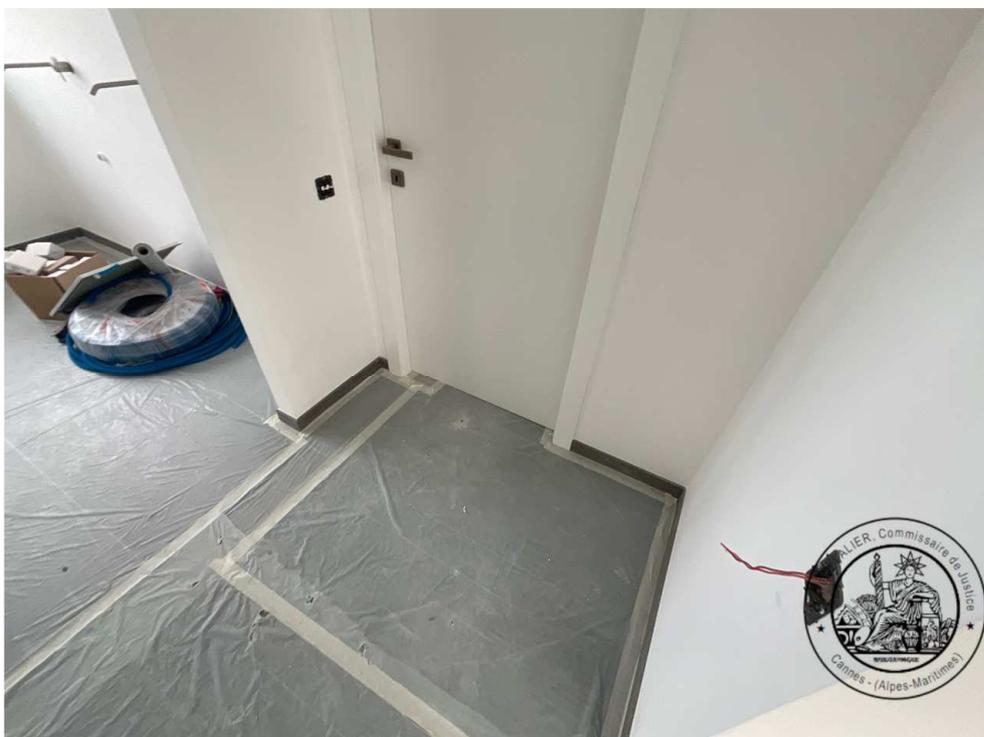
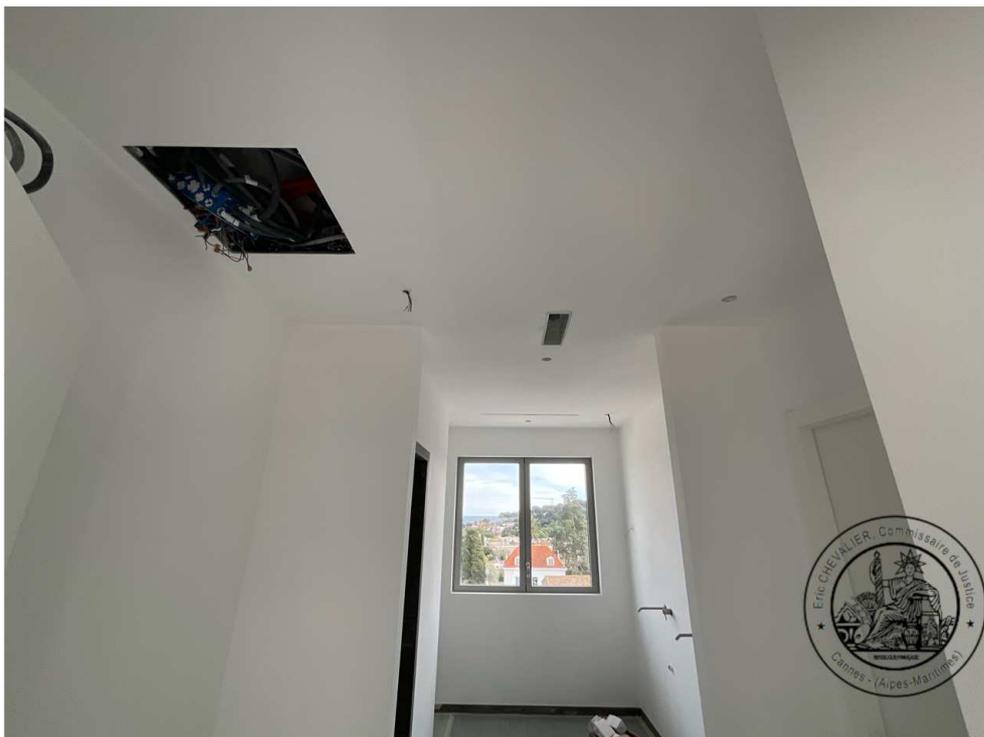


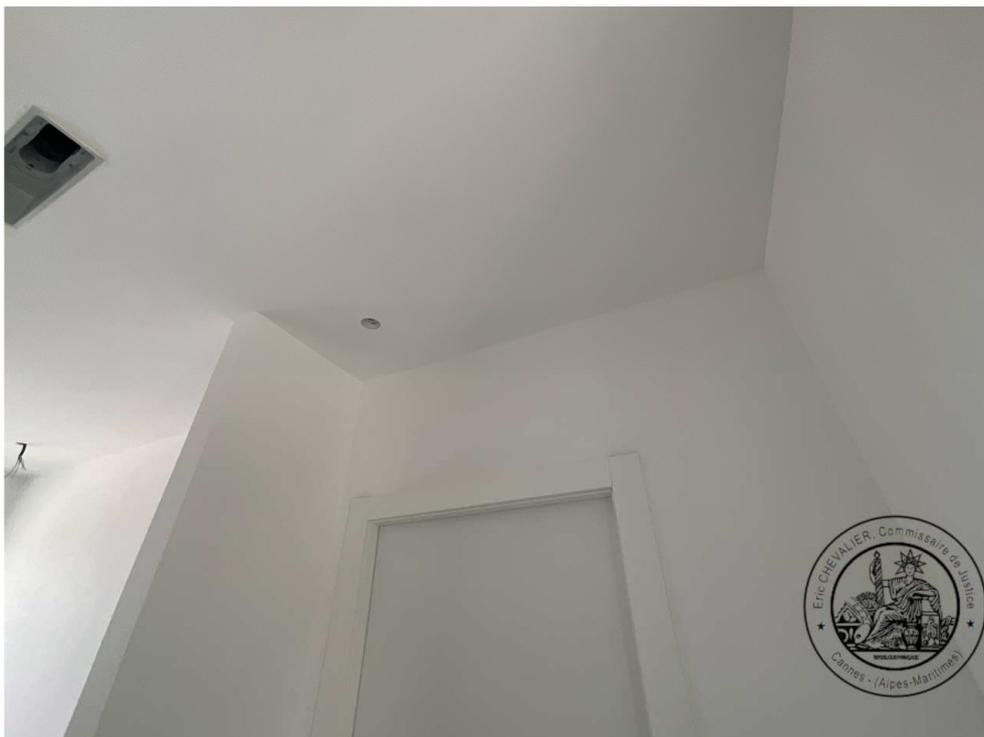
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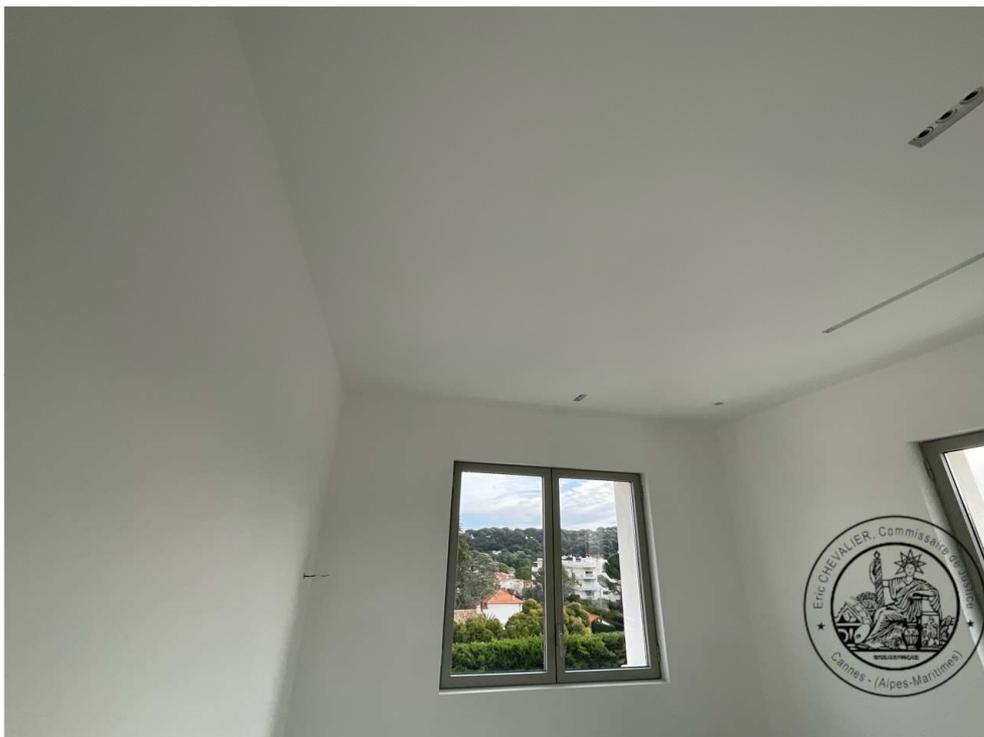




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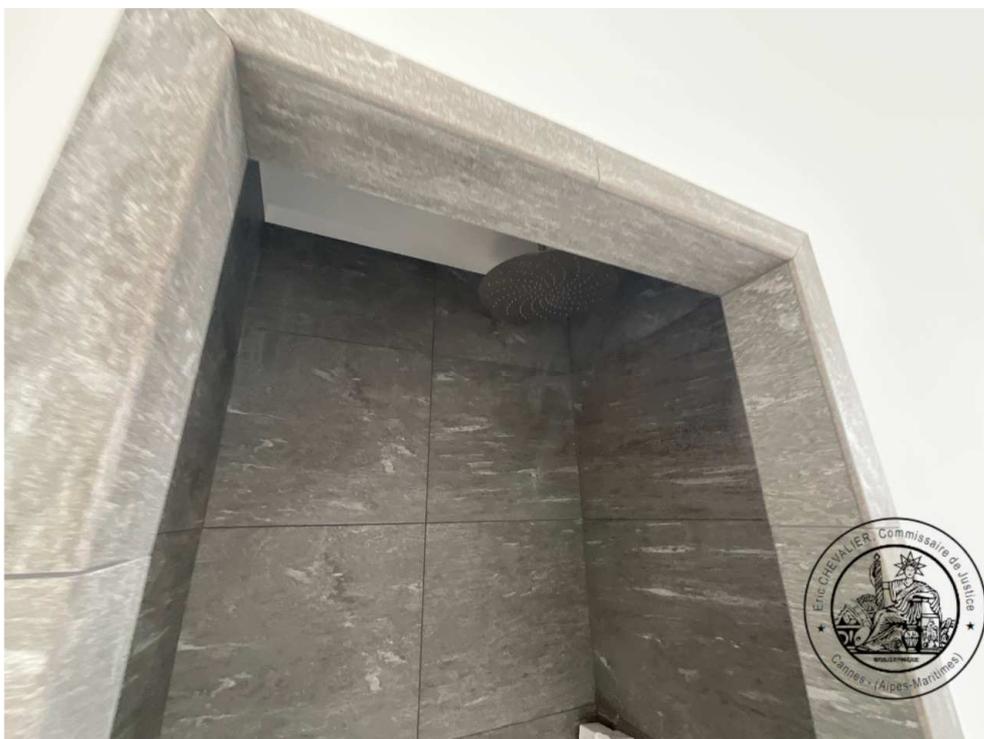
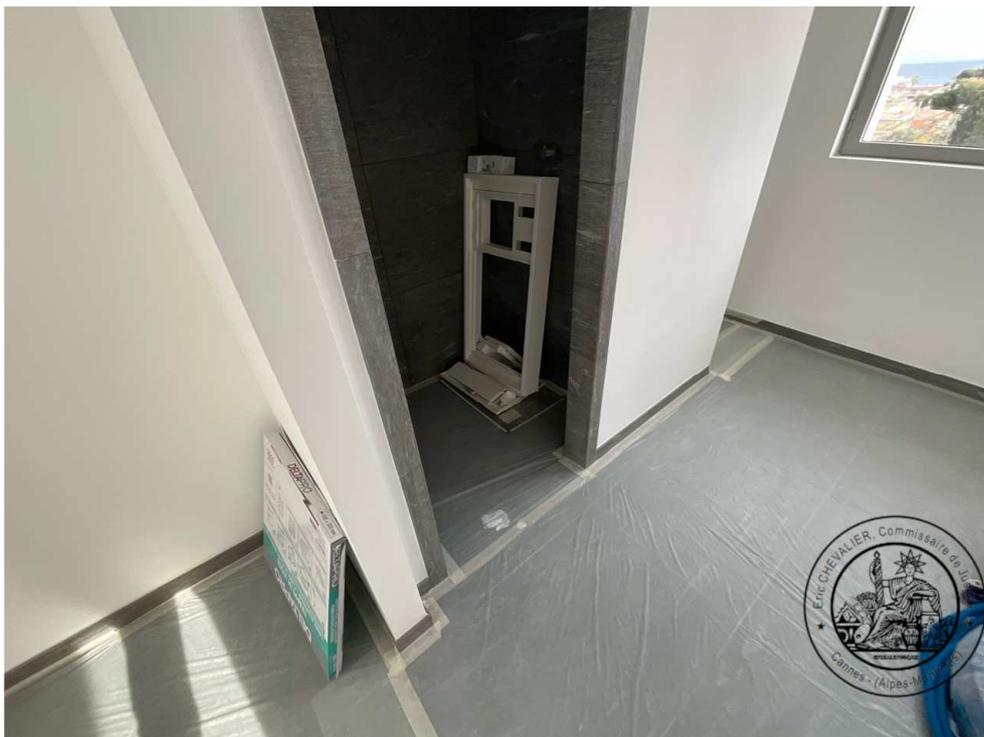


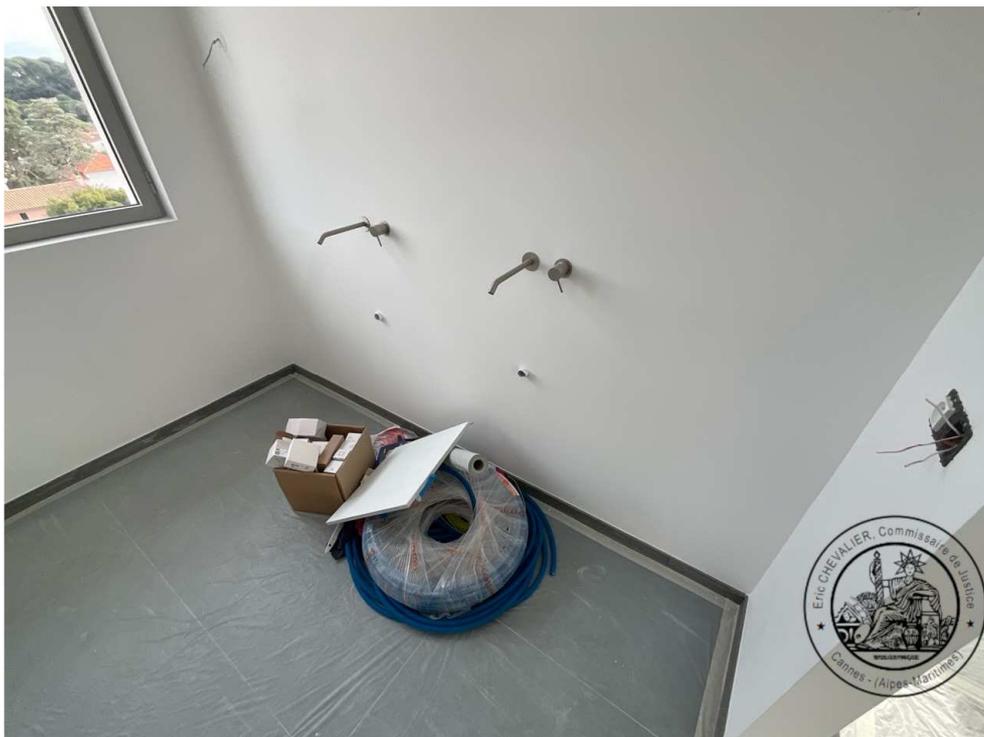
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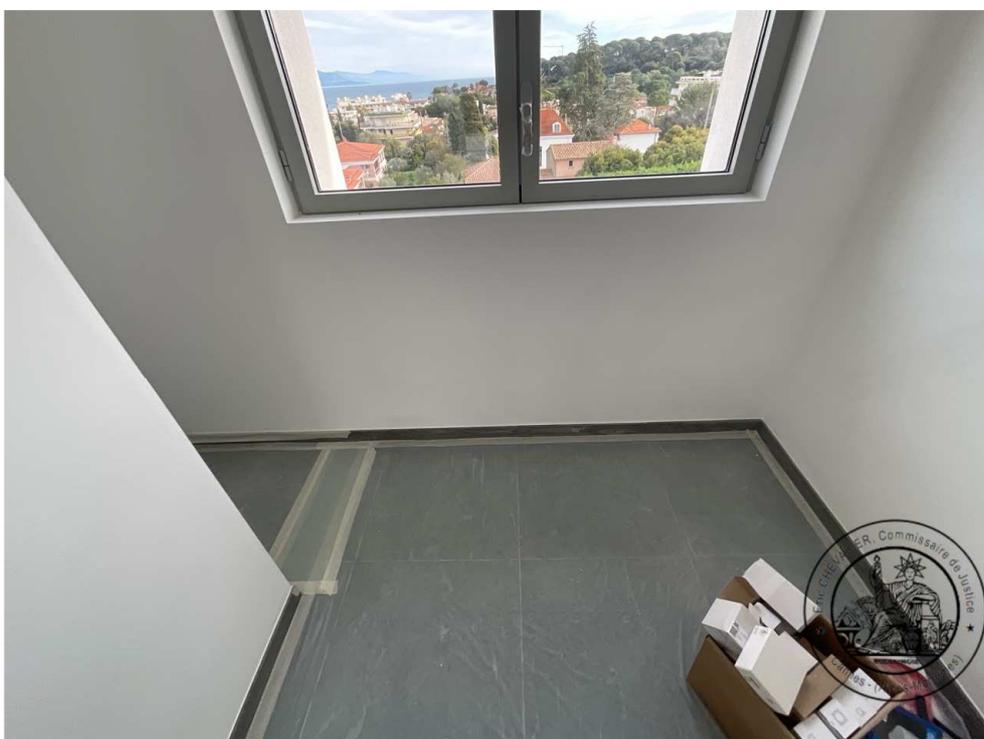


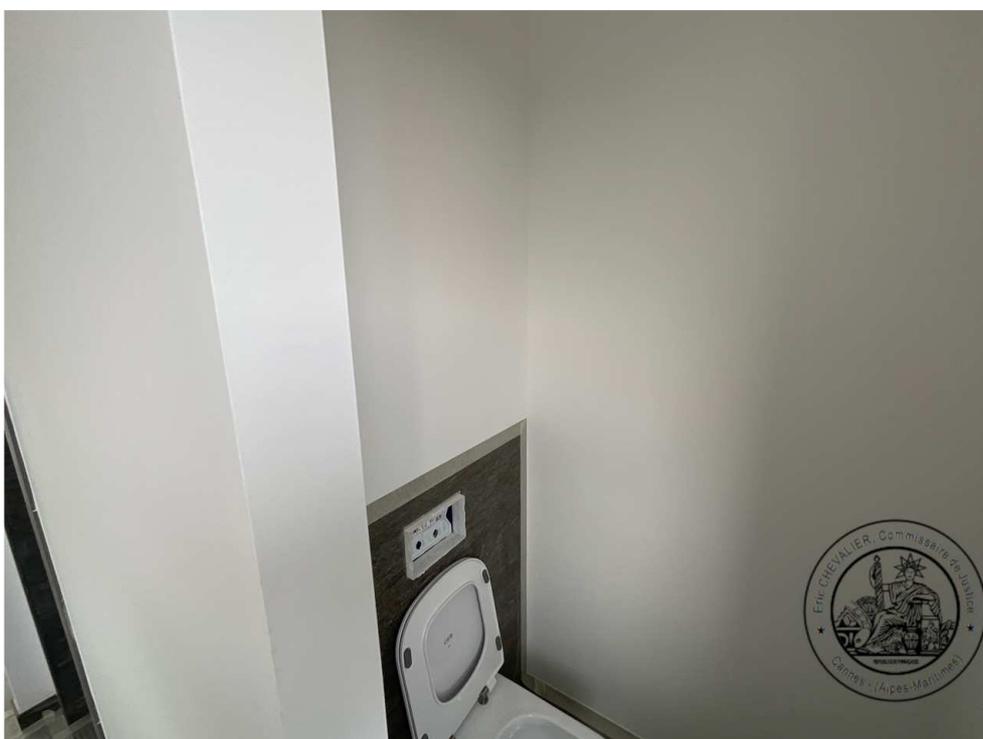
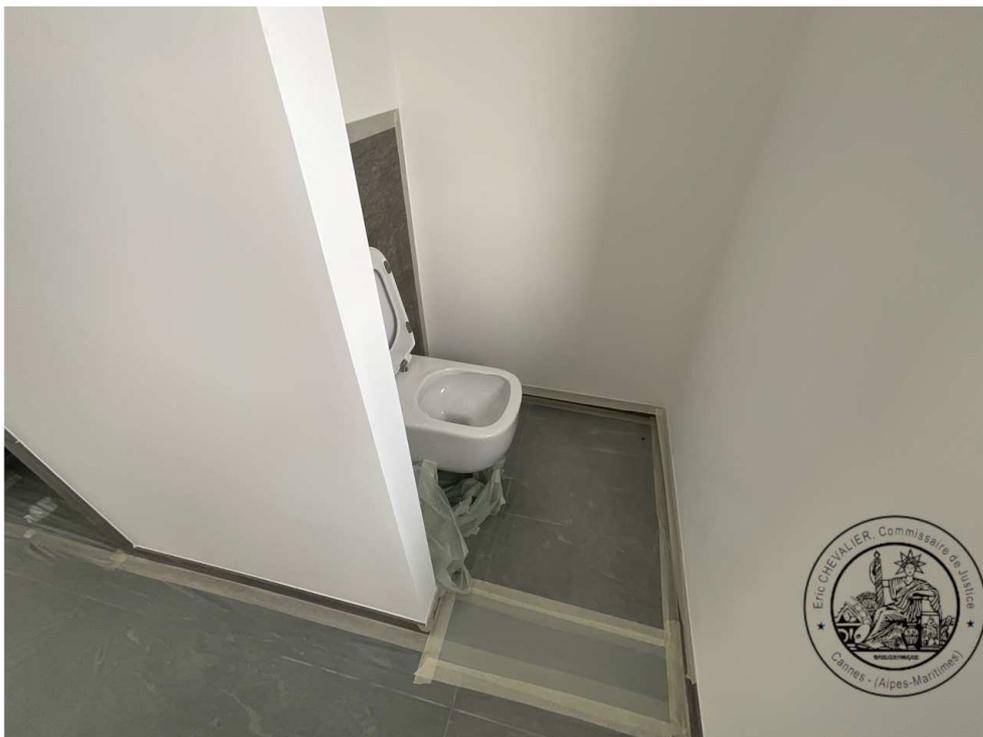


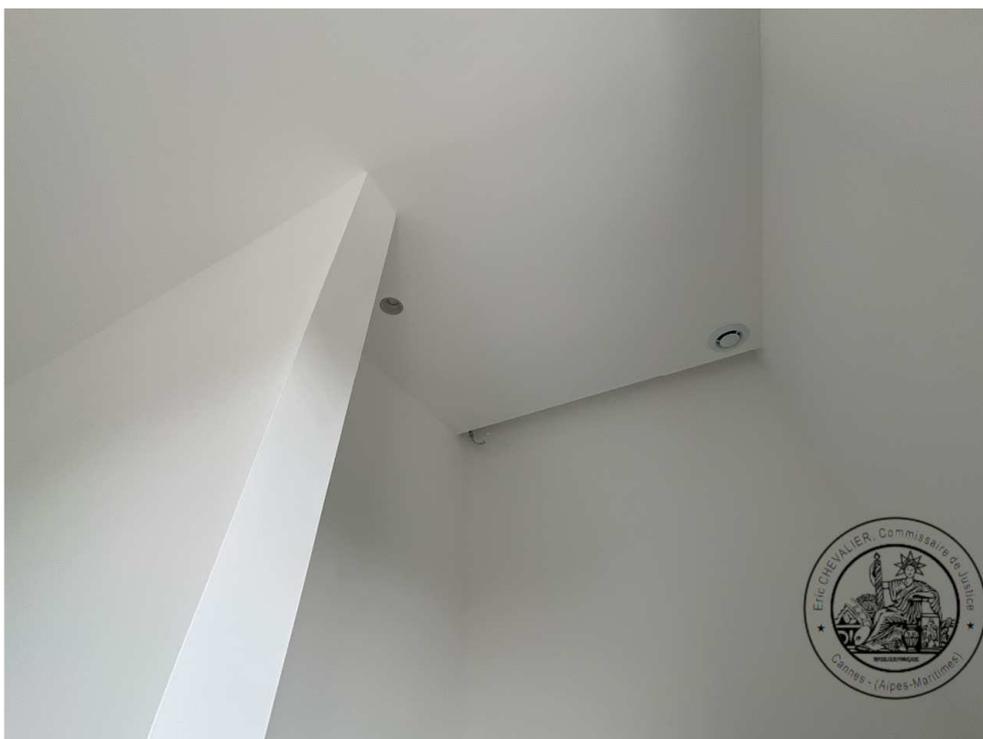
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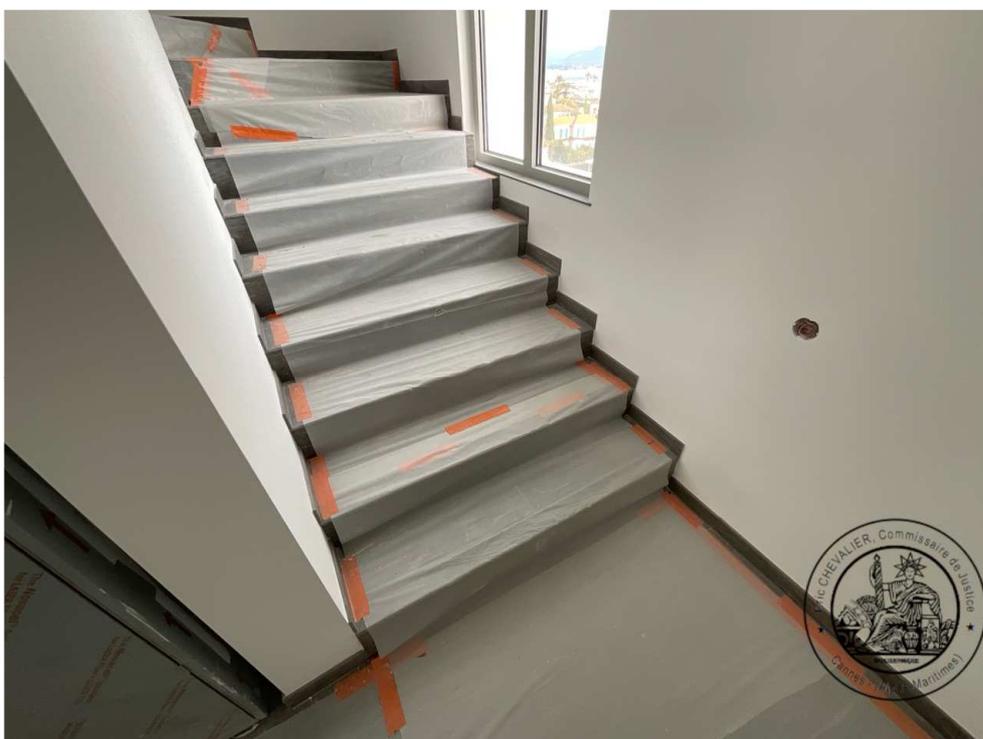




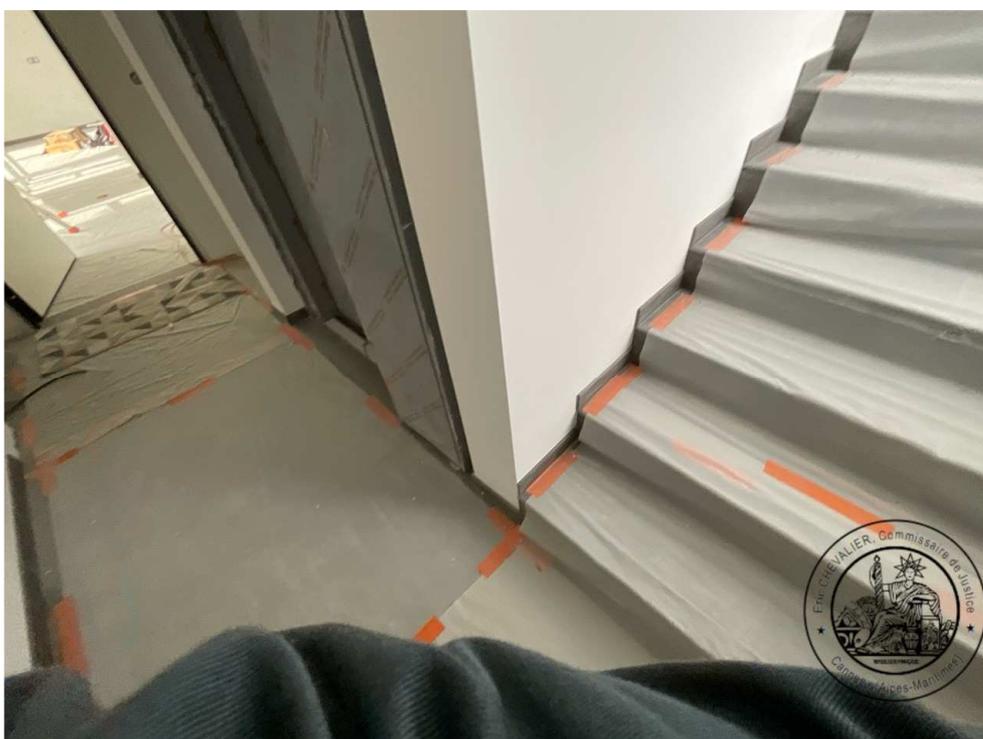


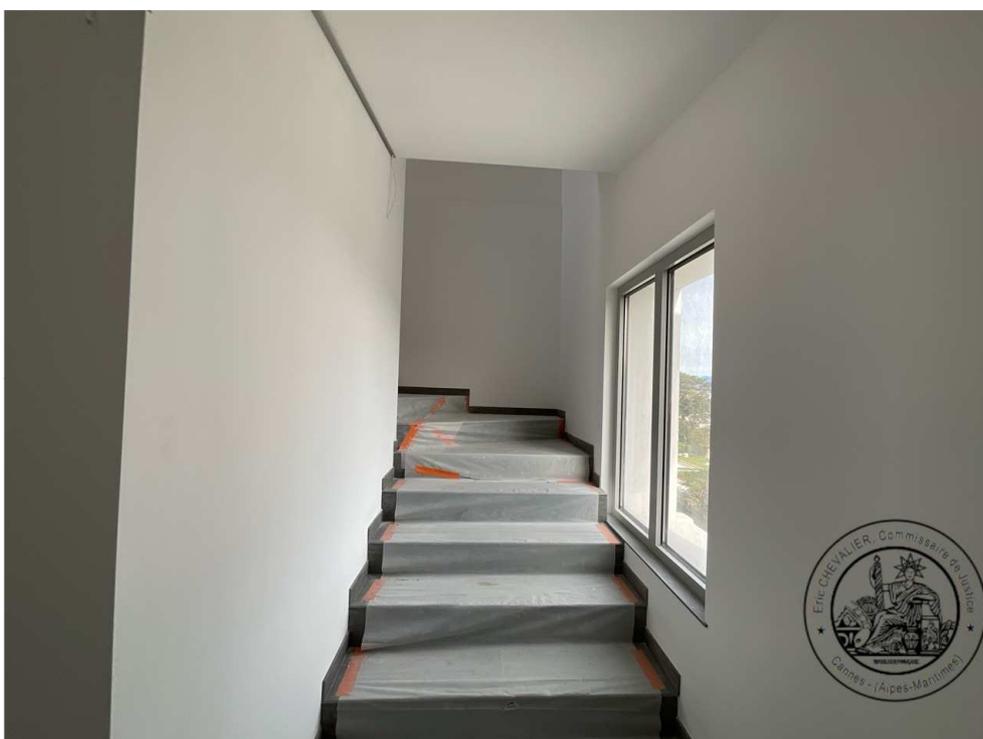


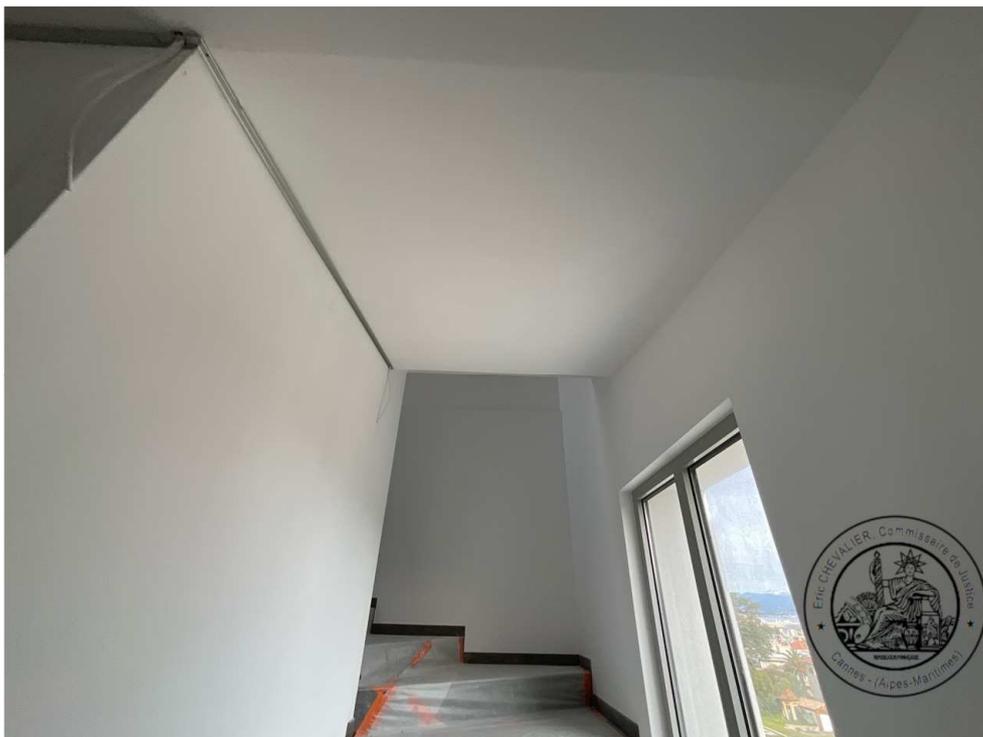
4^{ème} étage

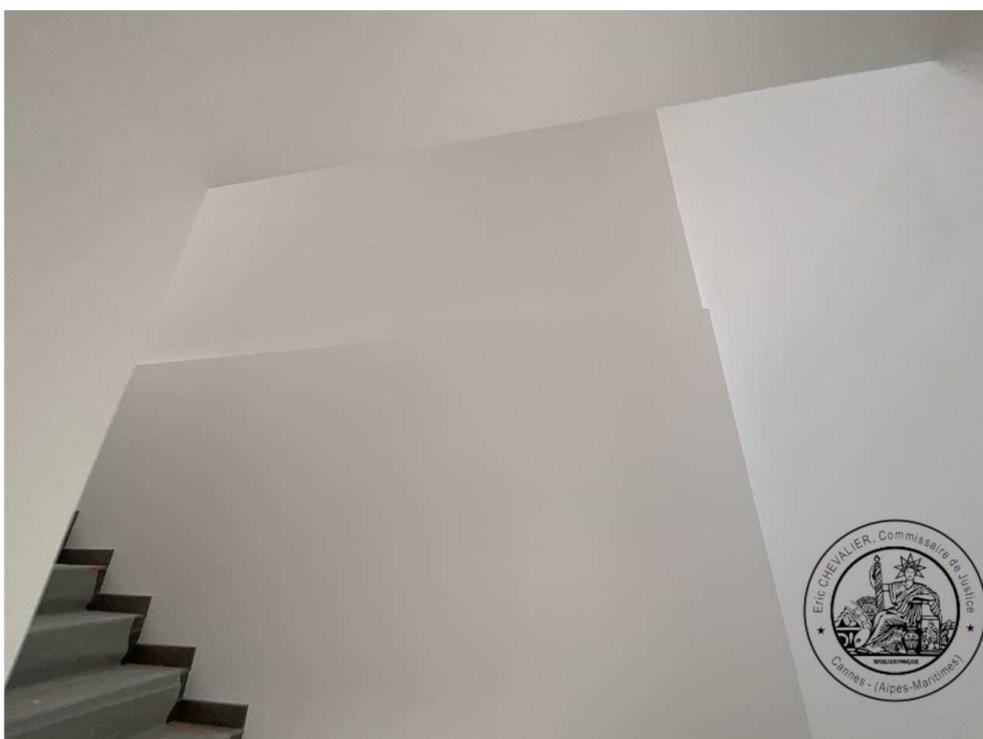
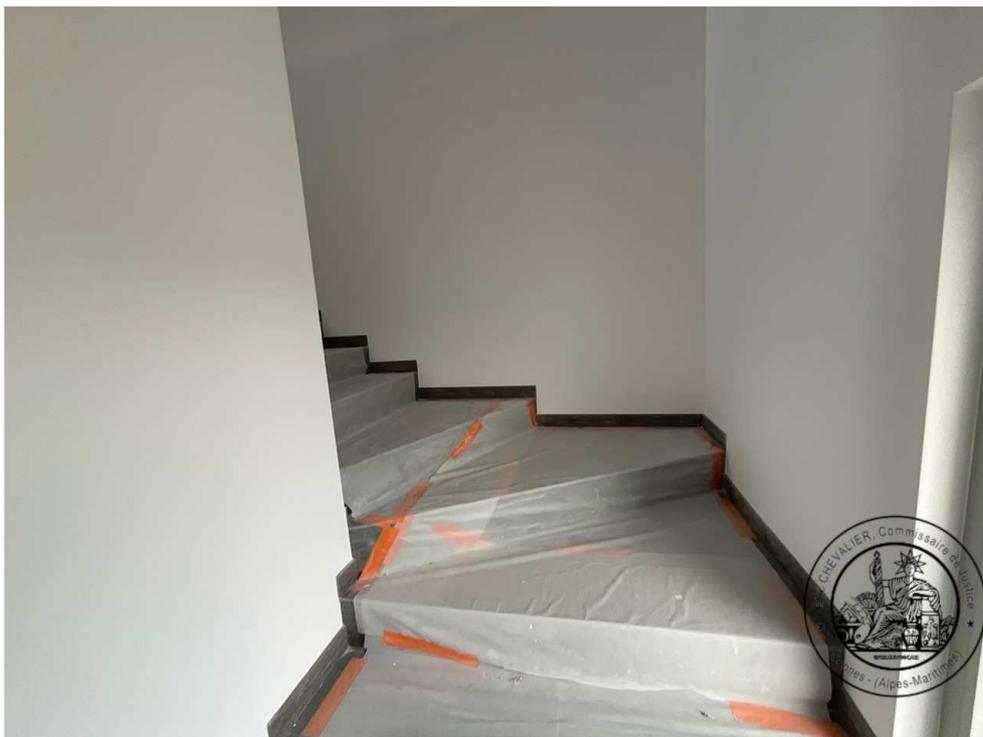


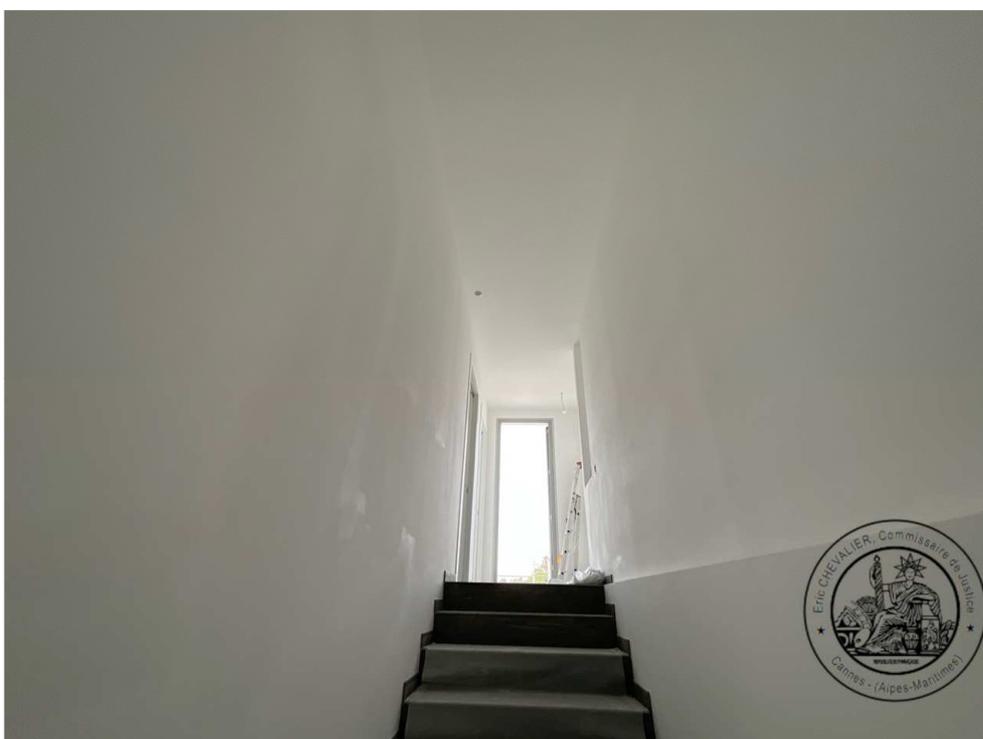
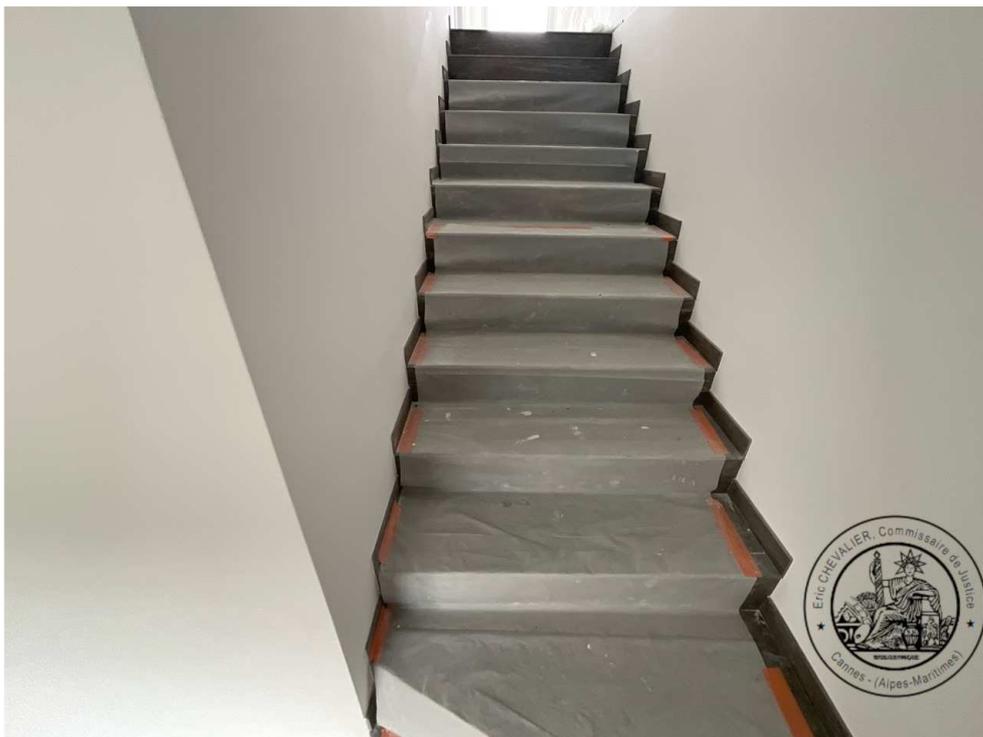
Référence : C14348



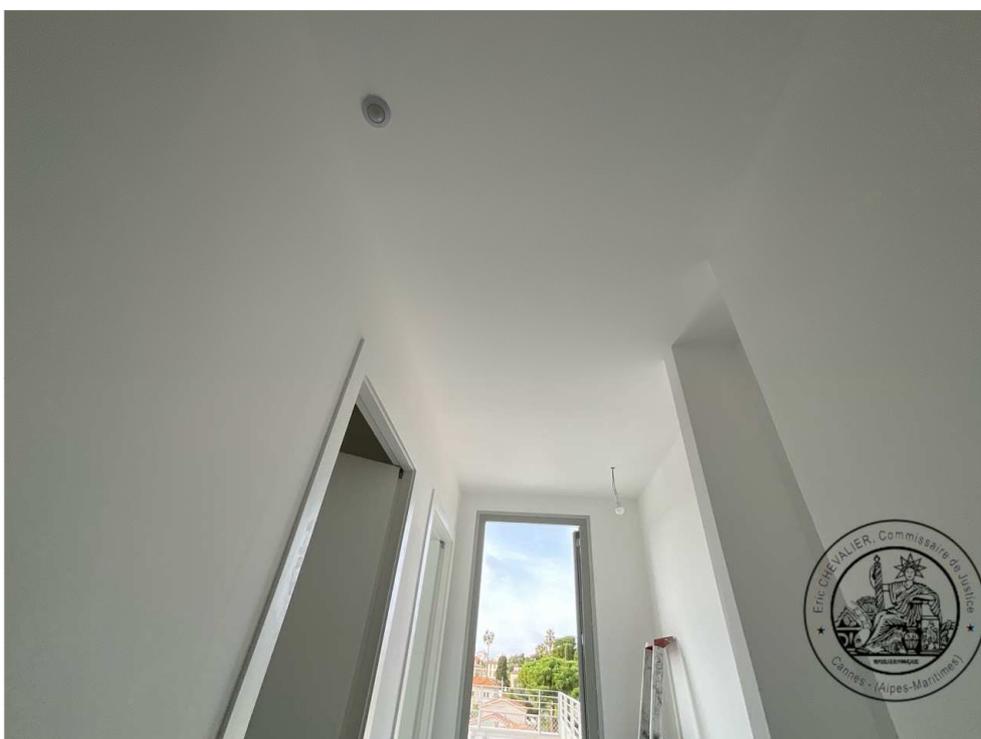
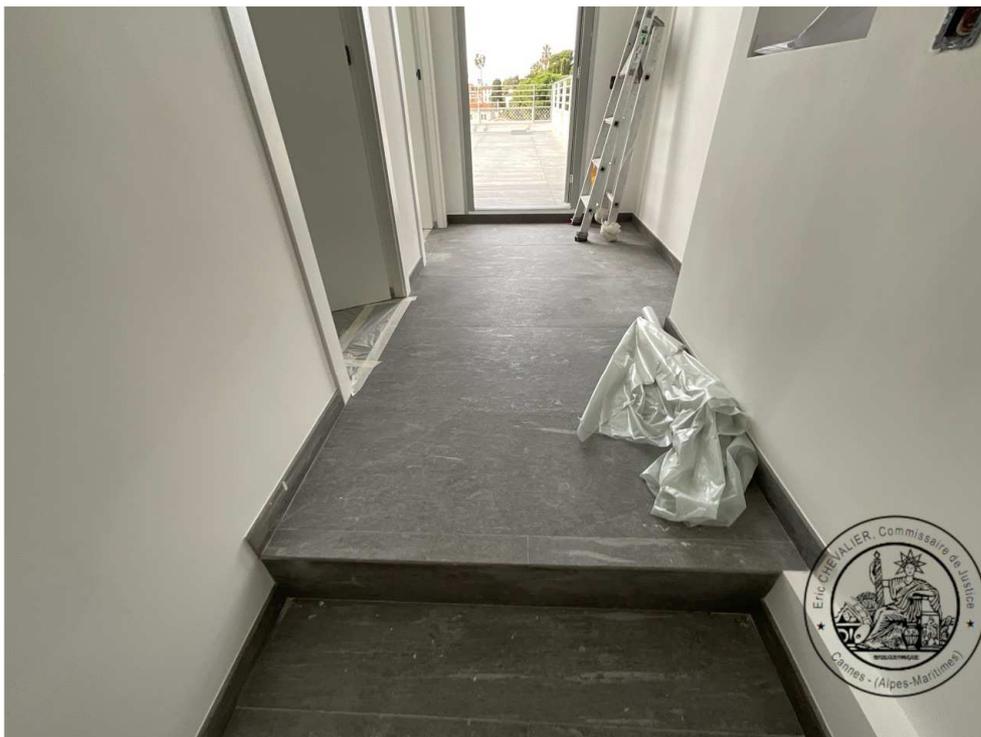




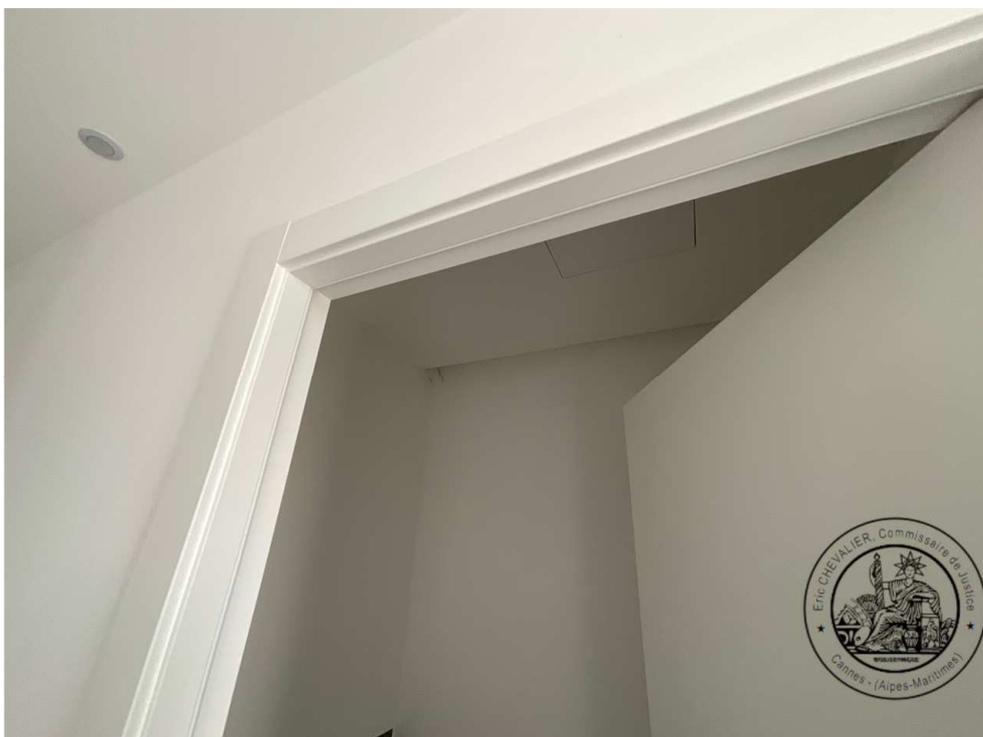
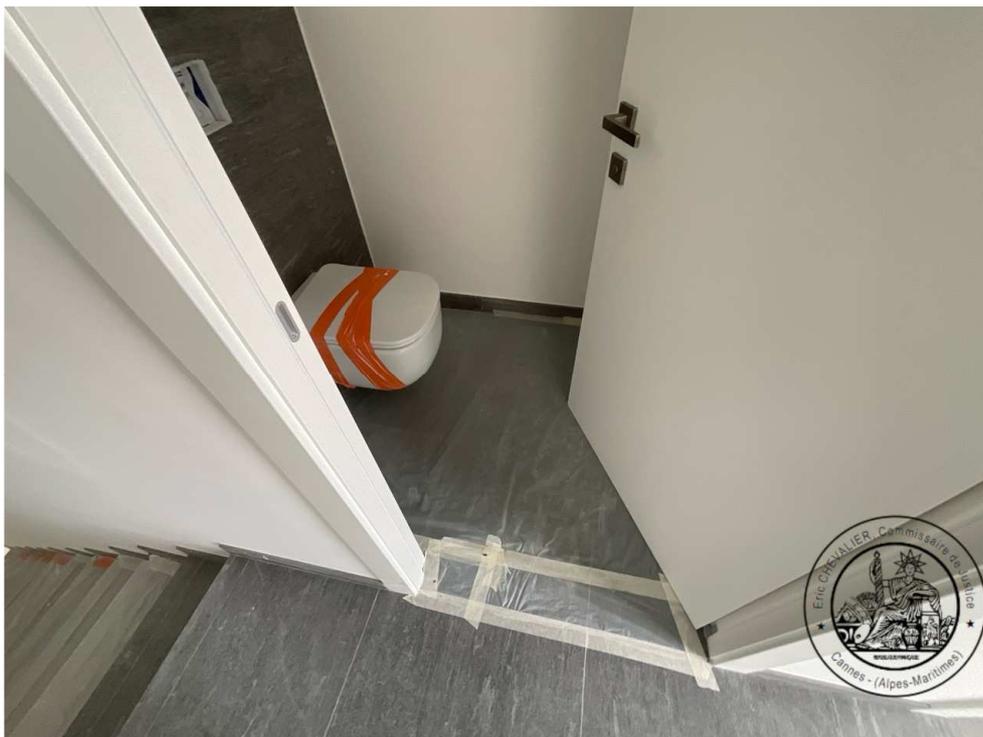


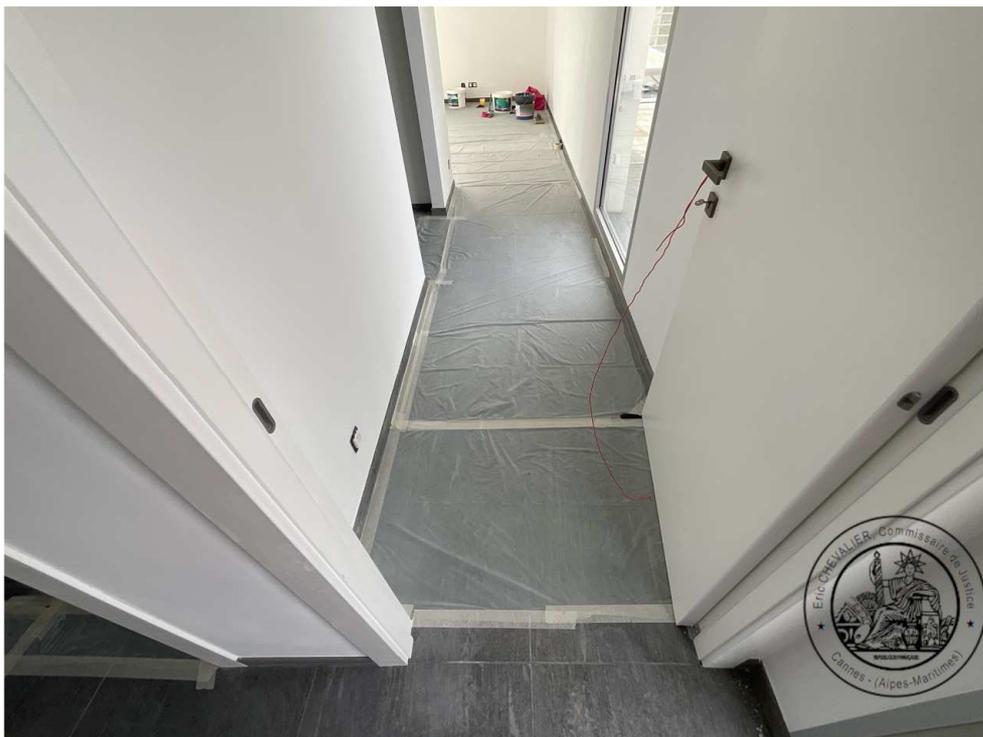


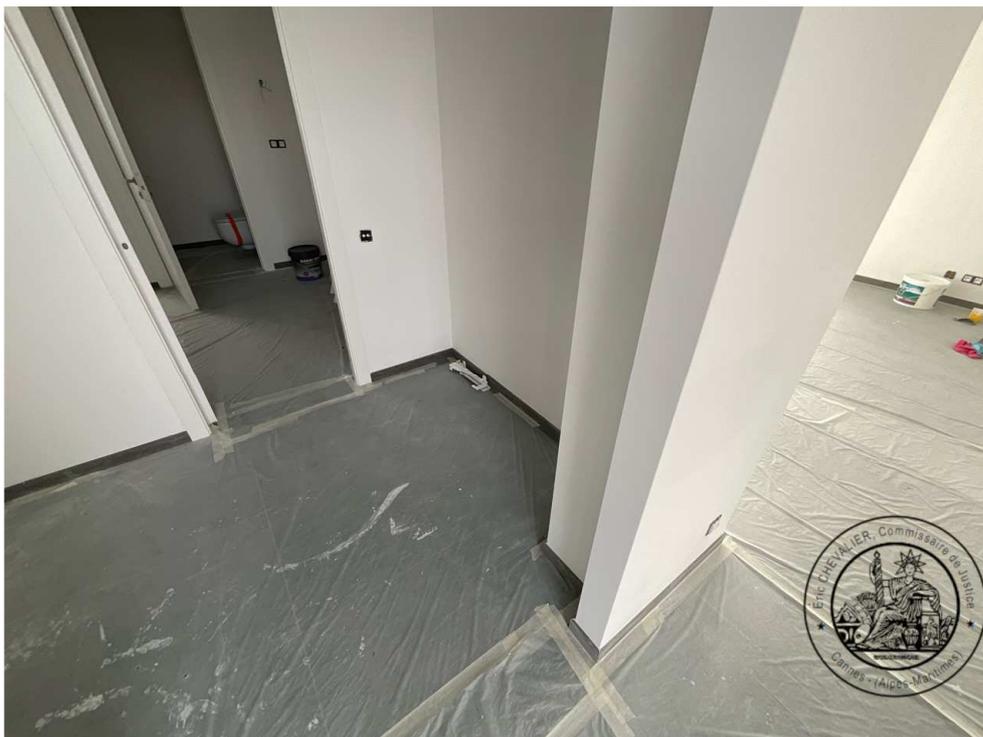
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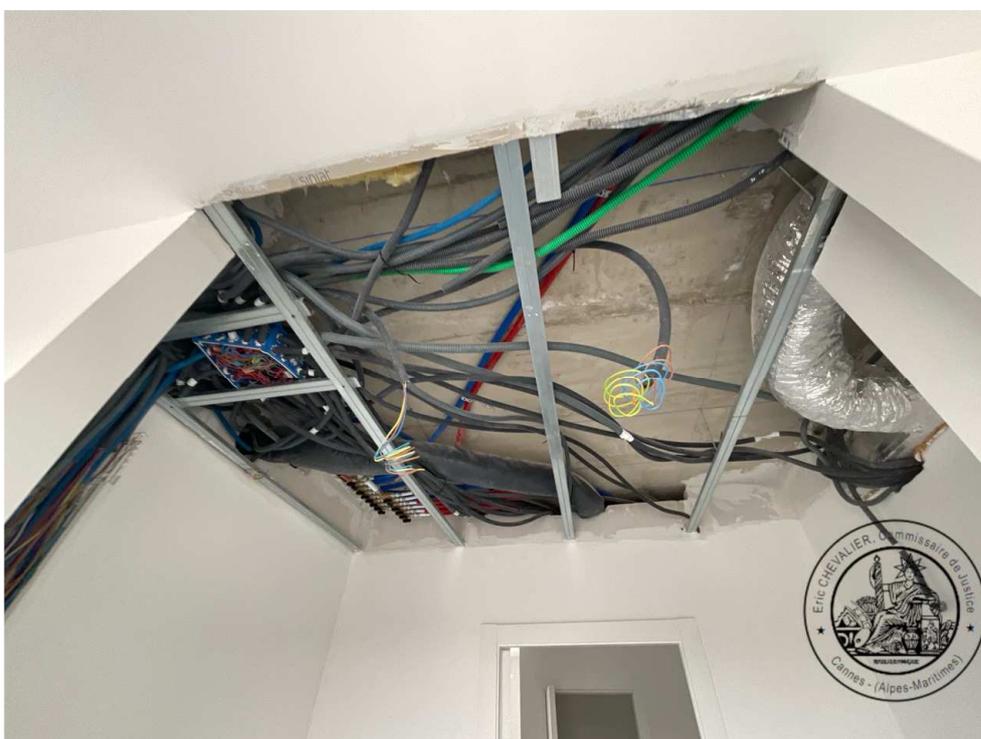
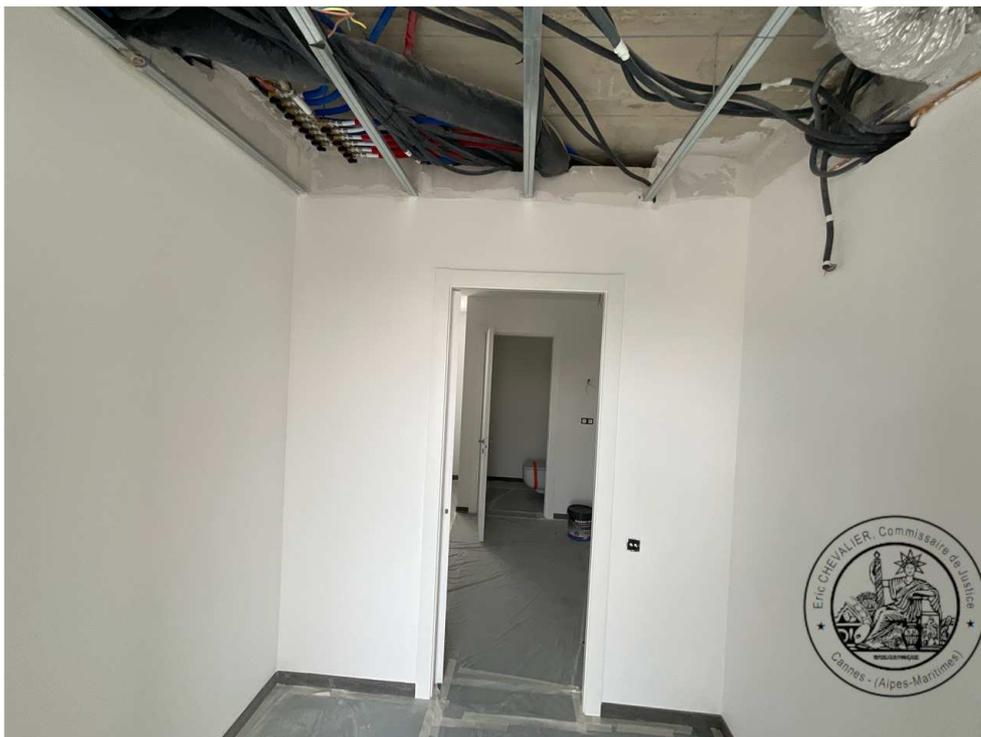


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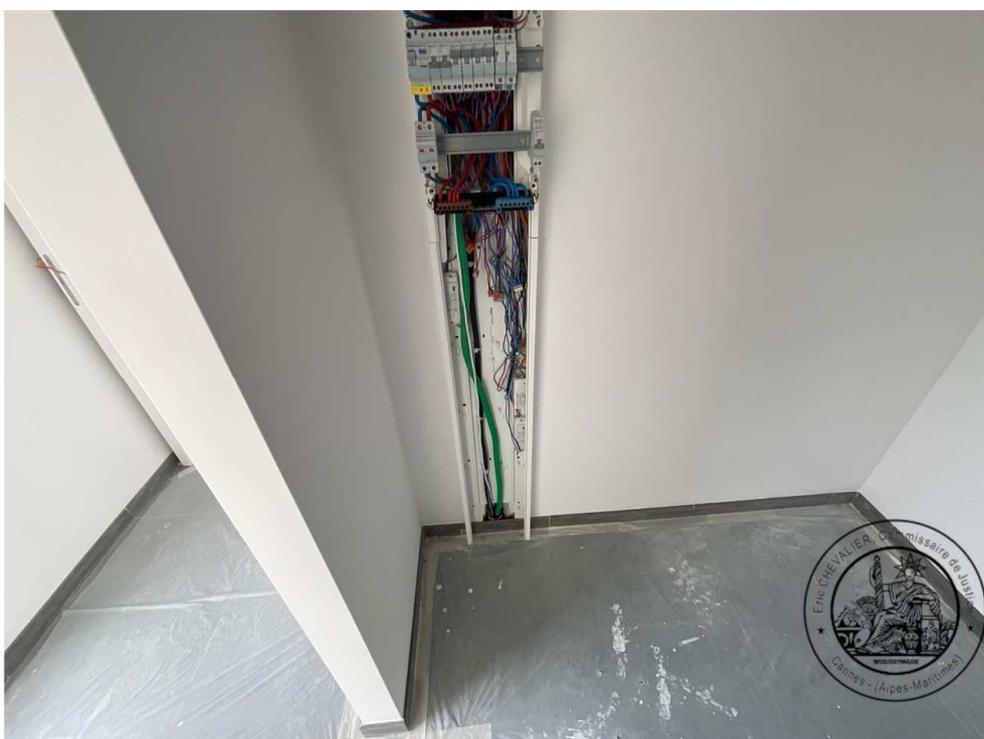
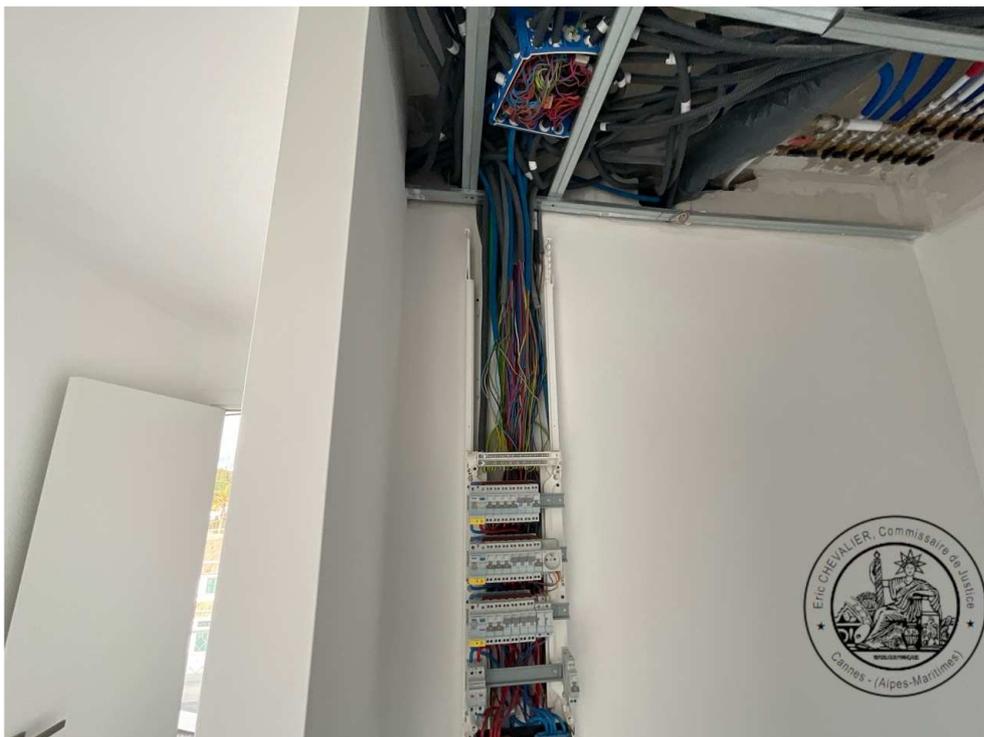


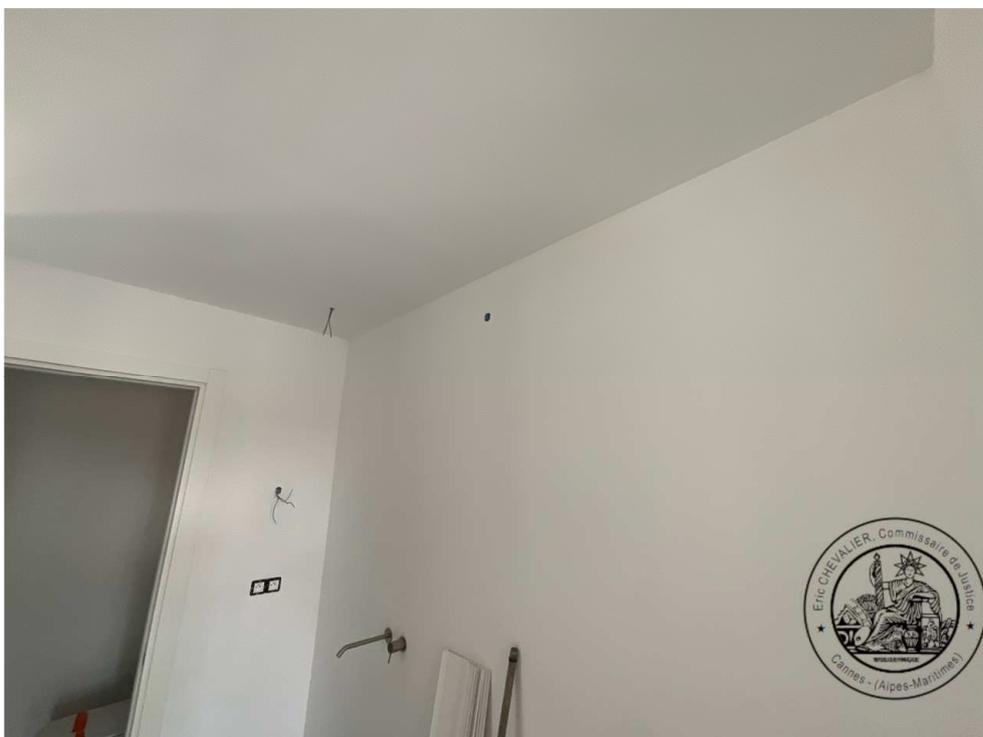


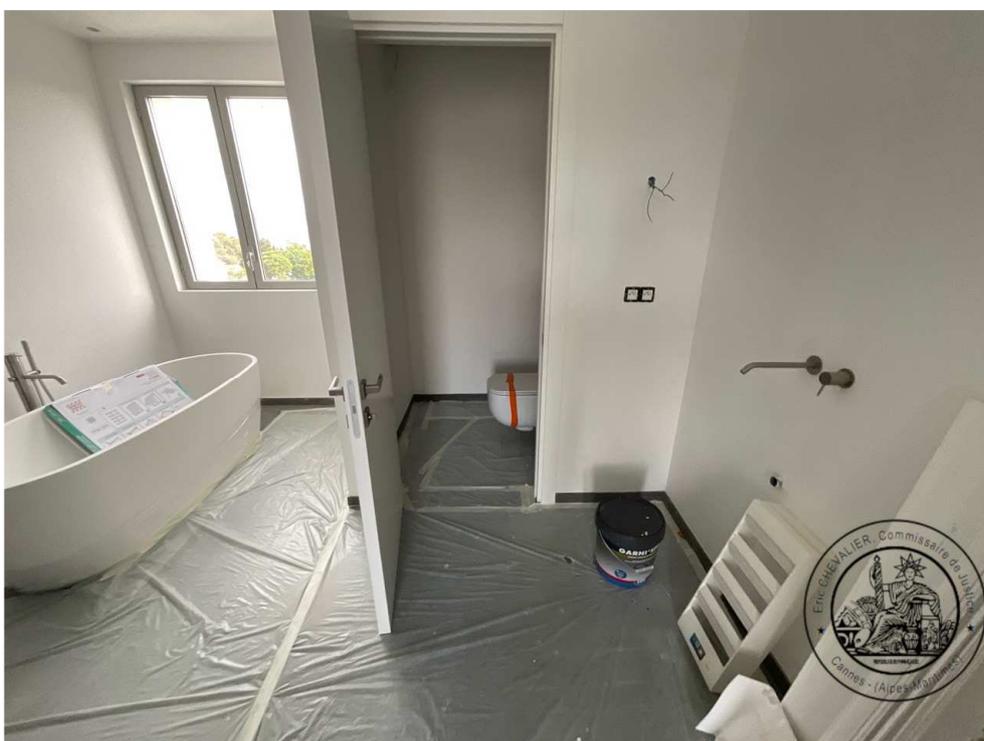
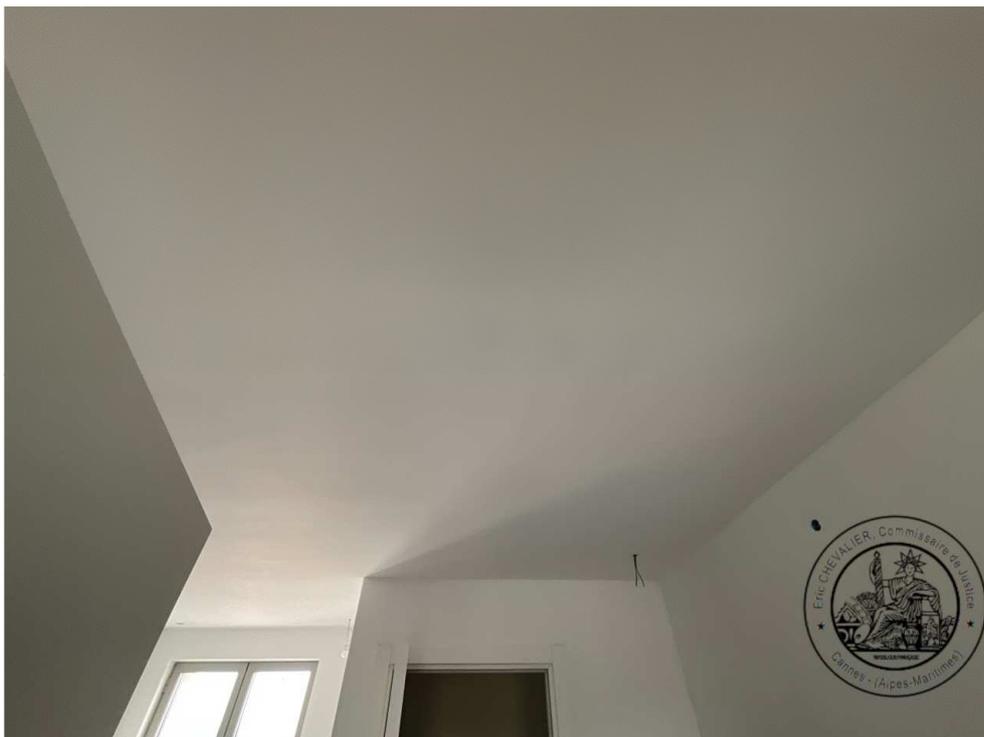


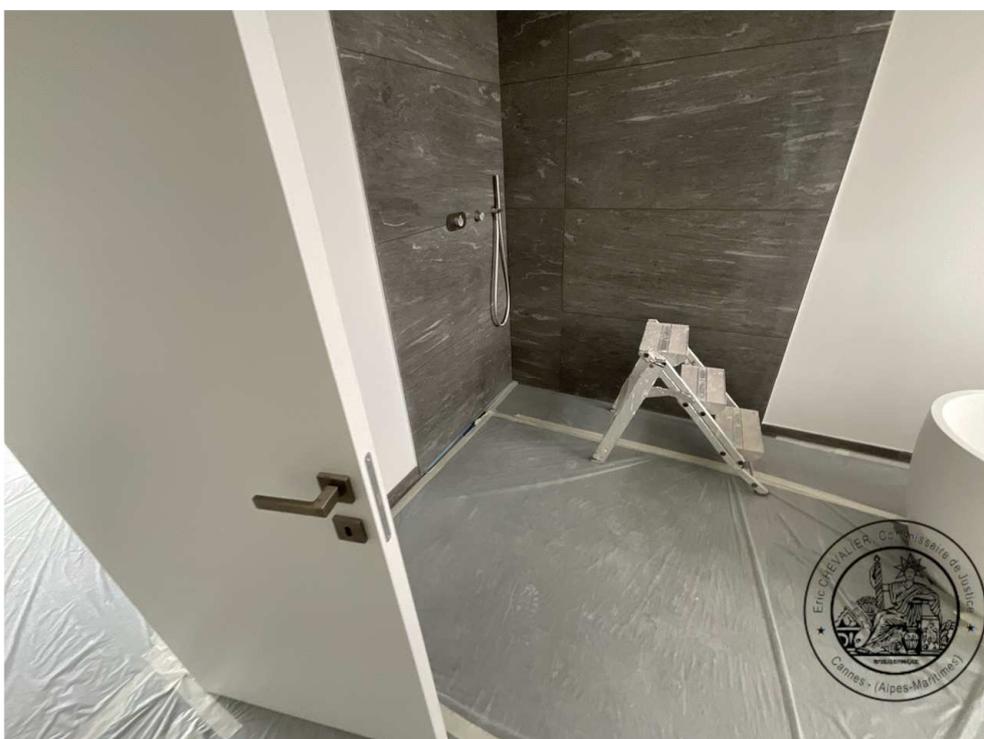


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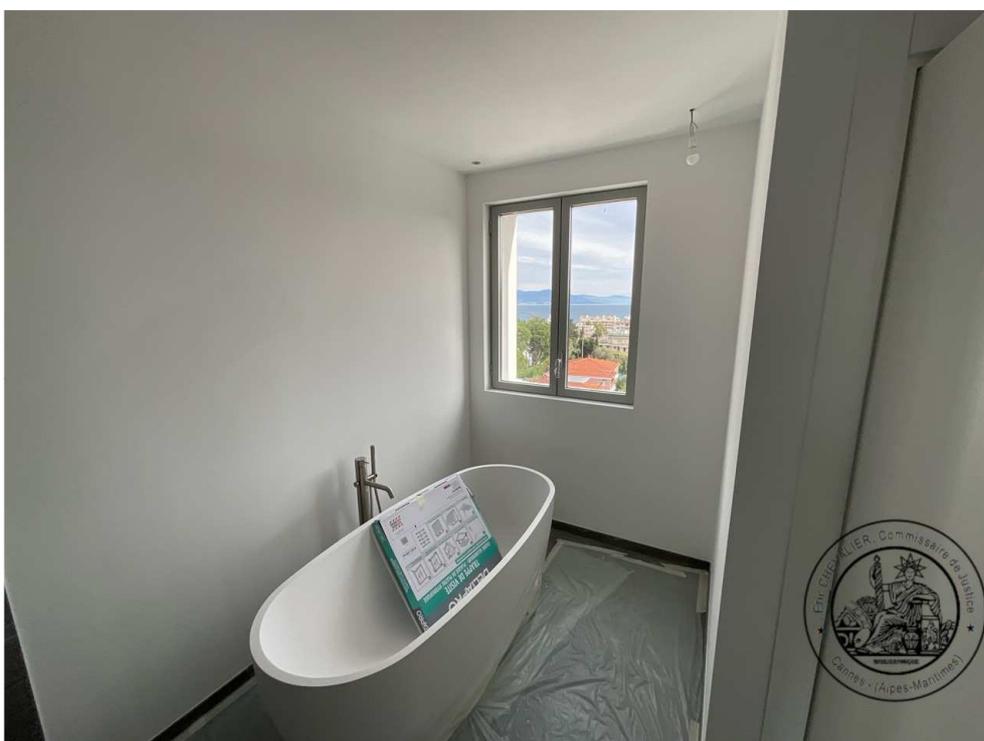
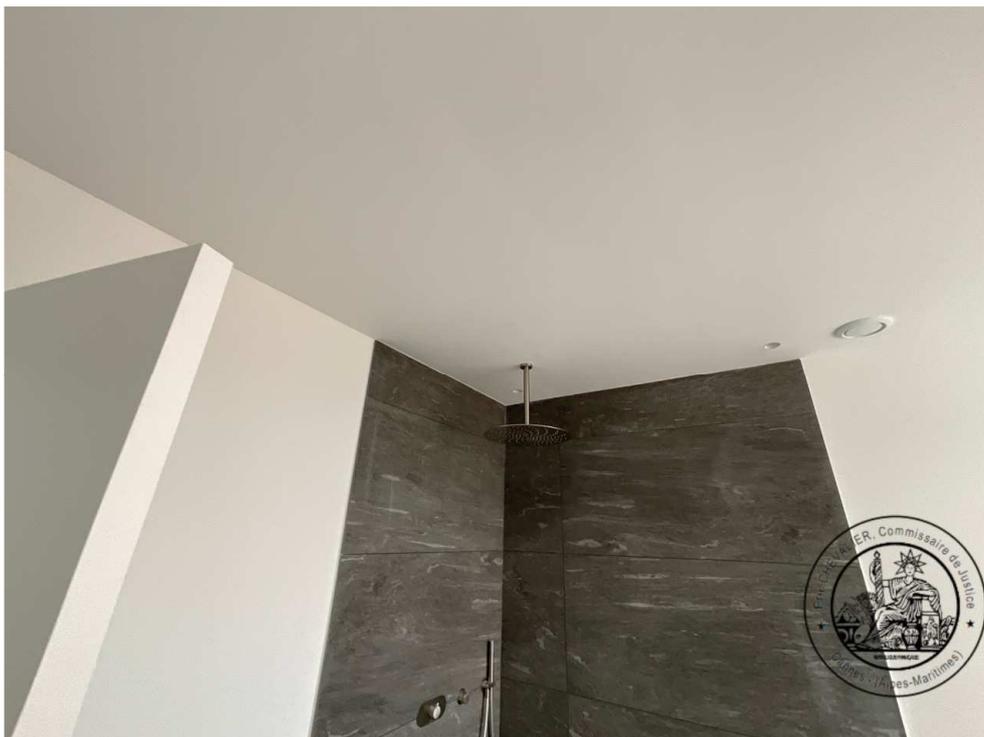


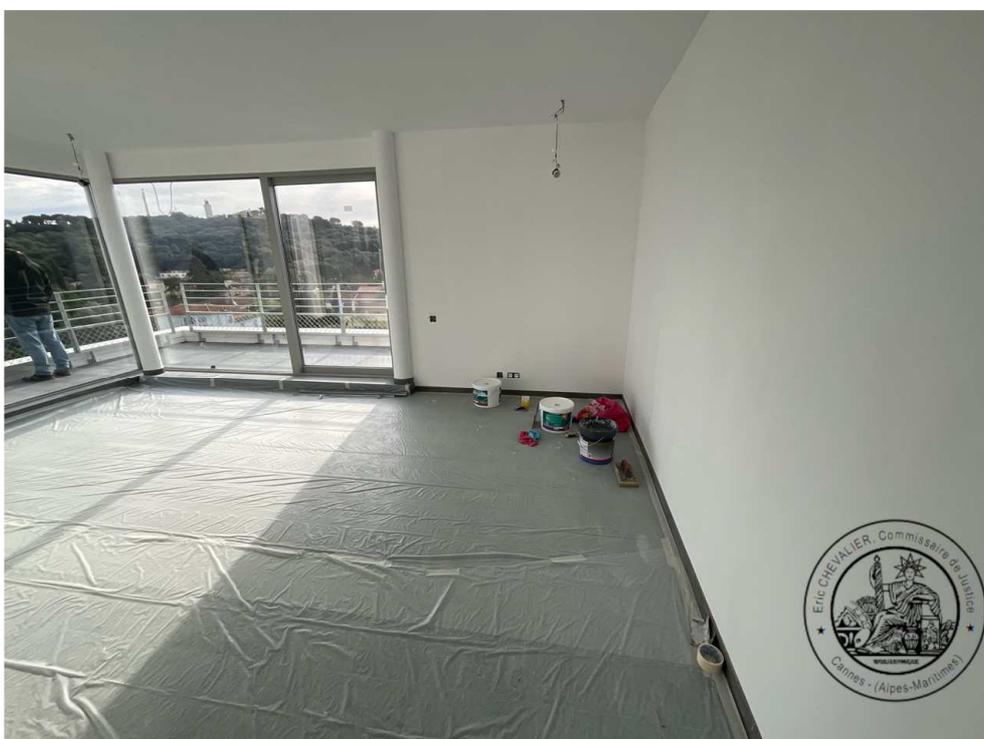




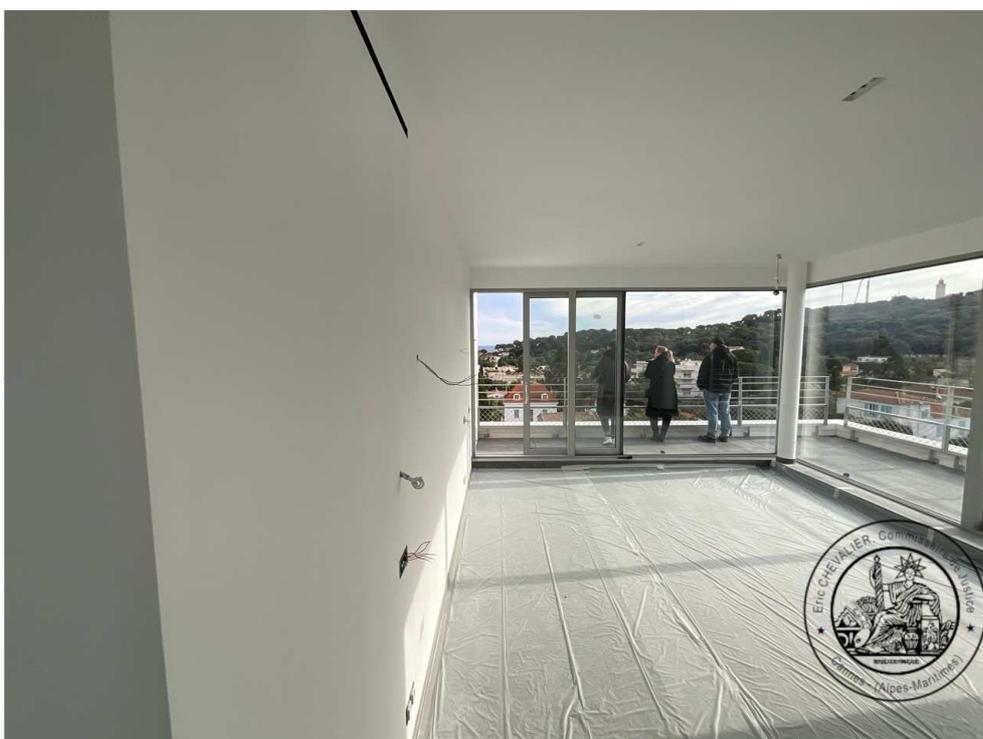
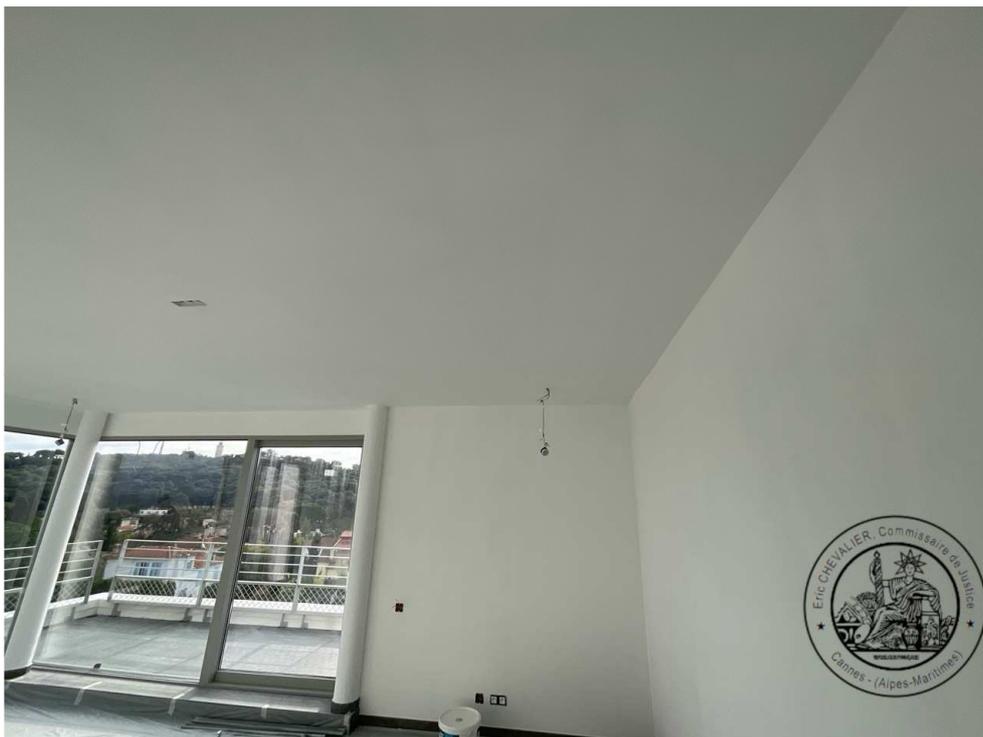


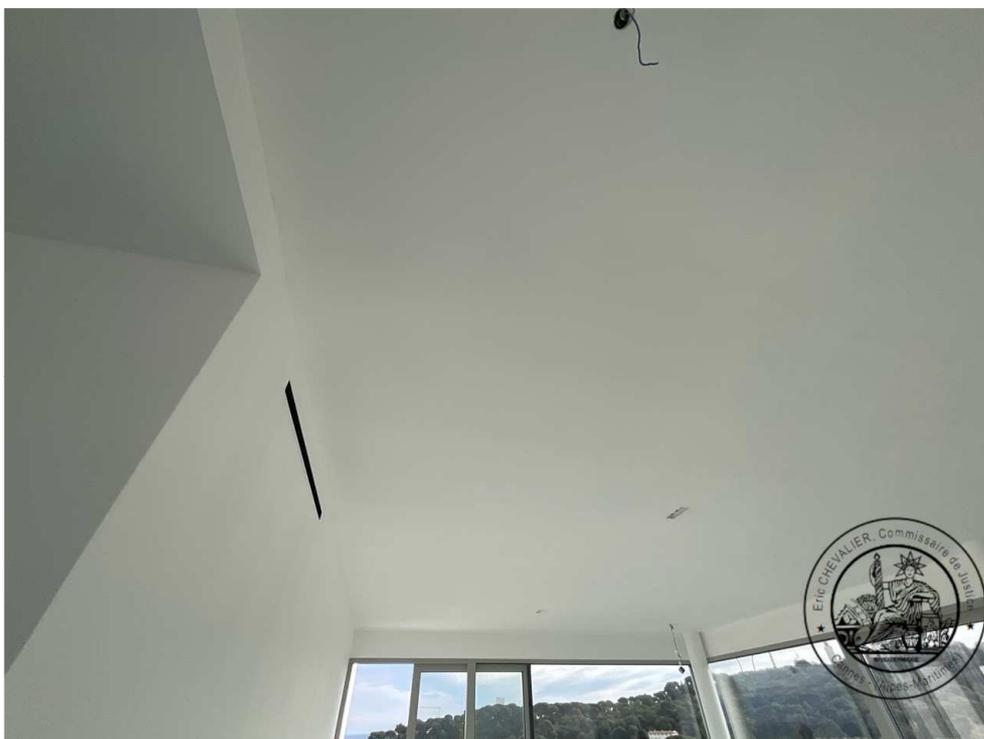
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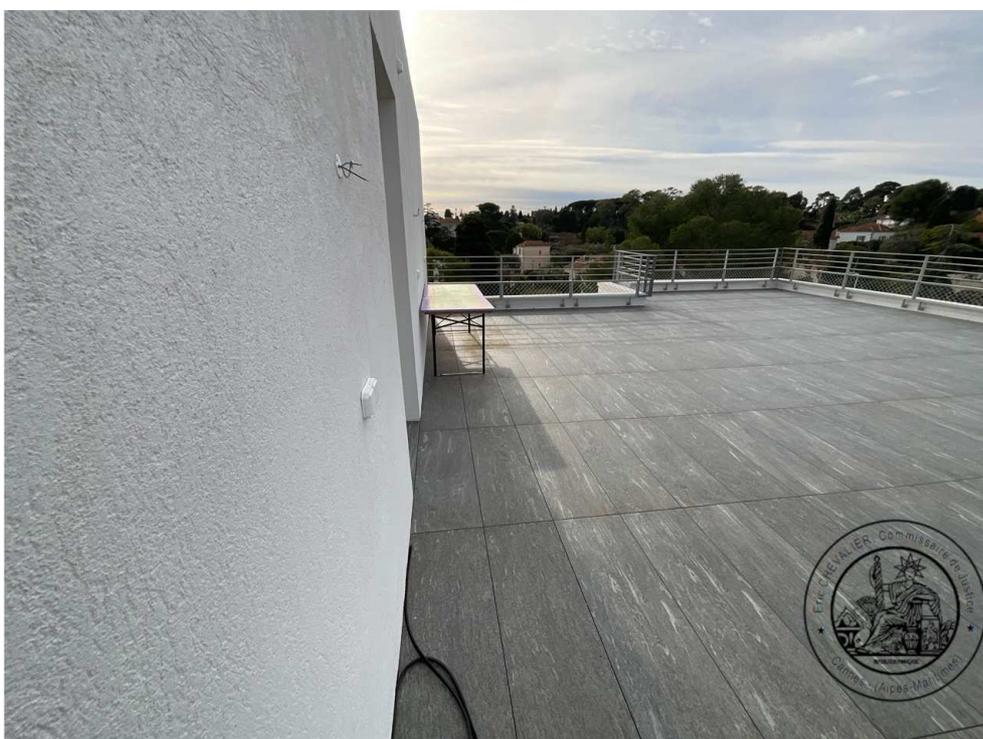


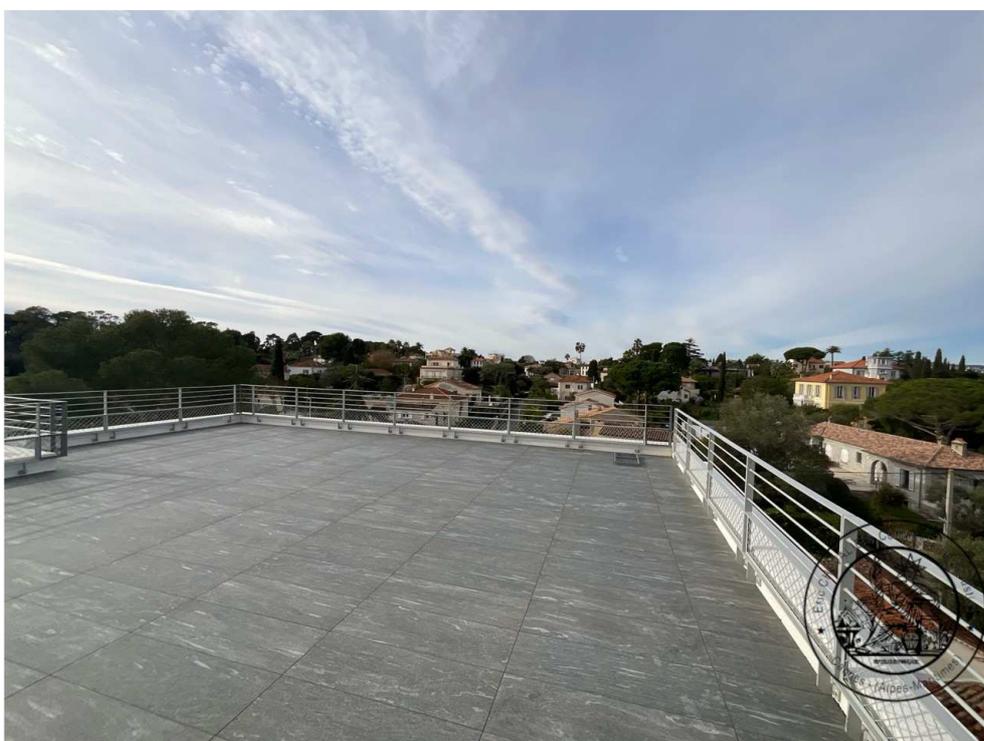
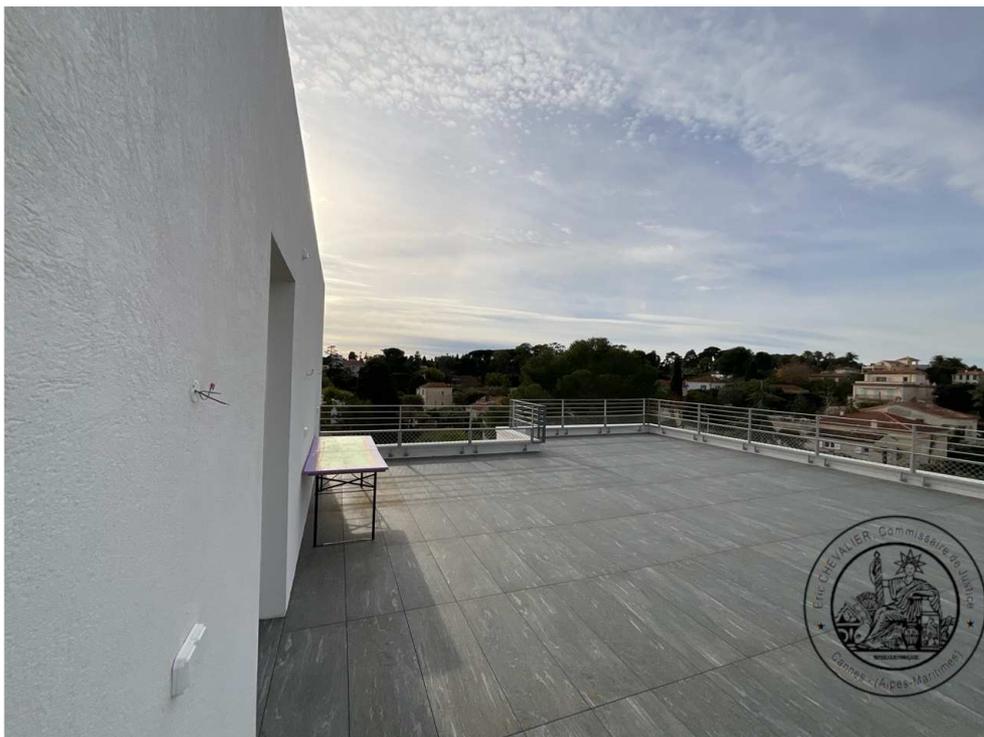


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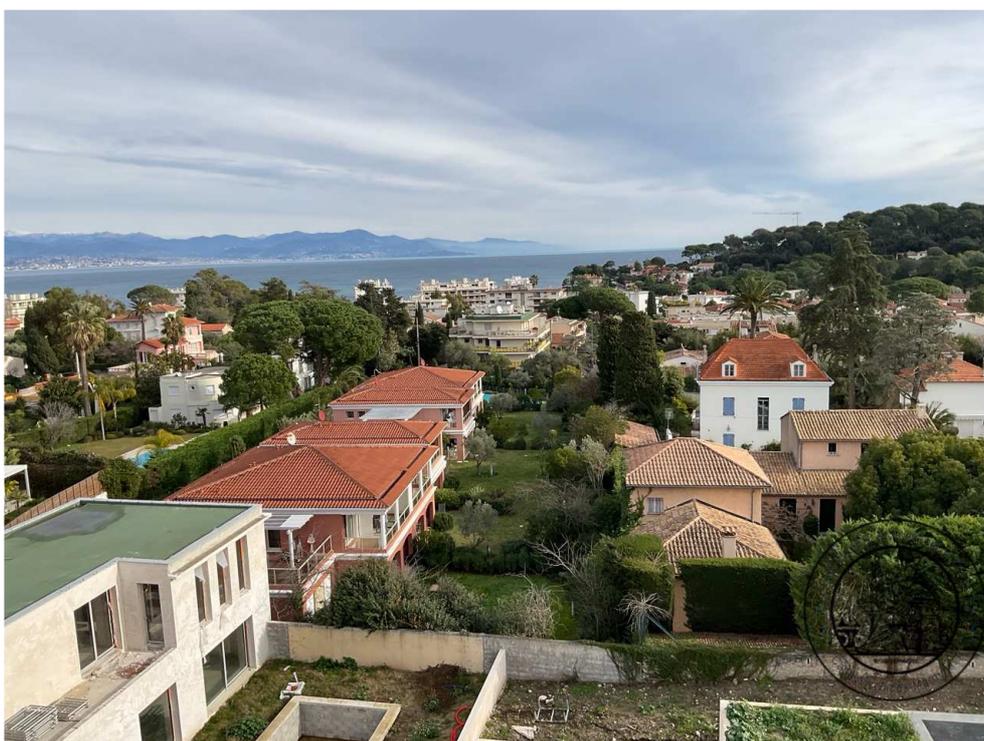








La vue est assez exceptionnelle tant sur les montagnes que sur la mer, et les pinèdes.





Référence : C14348



Villa de gauche

Ce bâtiment est en travaux.

Il s'agit d'une rénovation d'une villa, une partie est neuve.

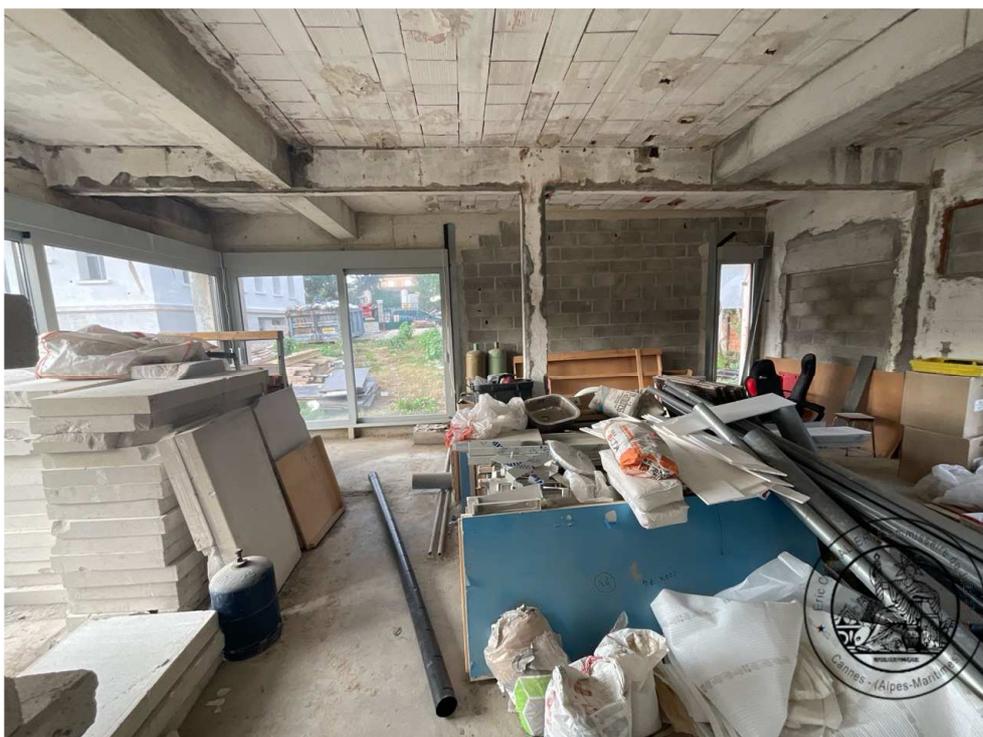
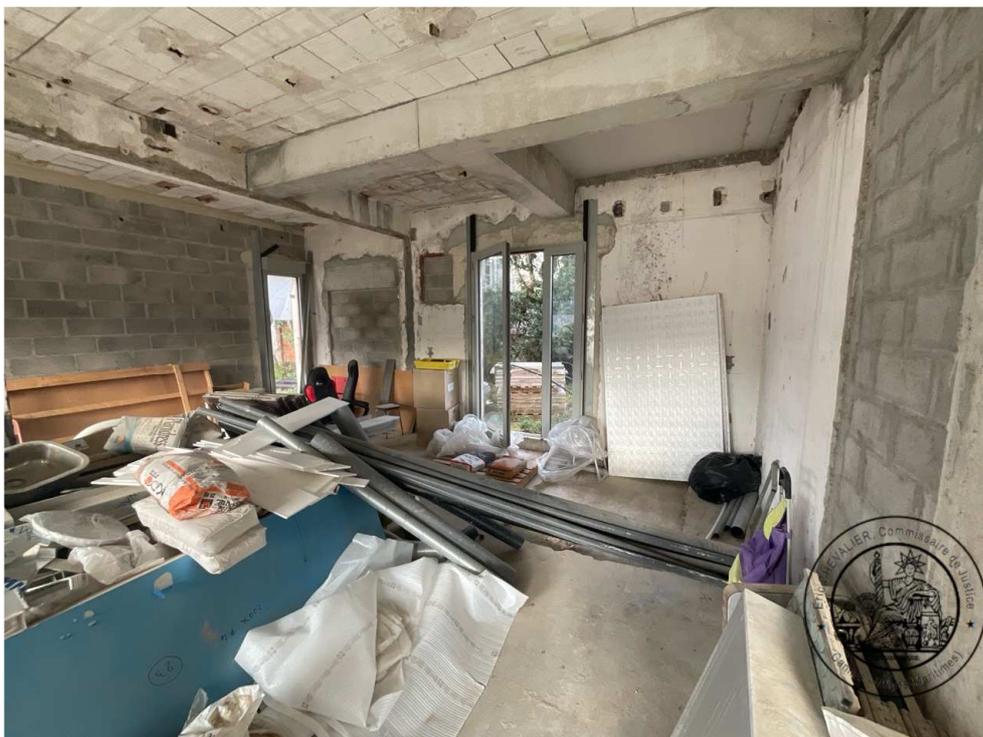
Le rez-de-chaussée et l'étage sont bruts et en cours de réfection.

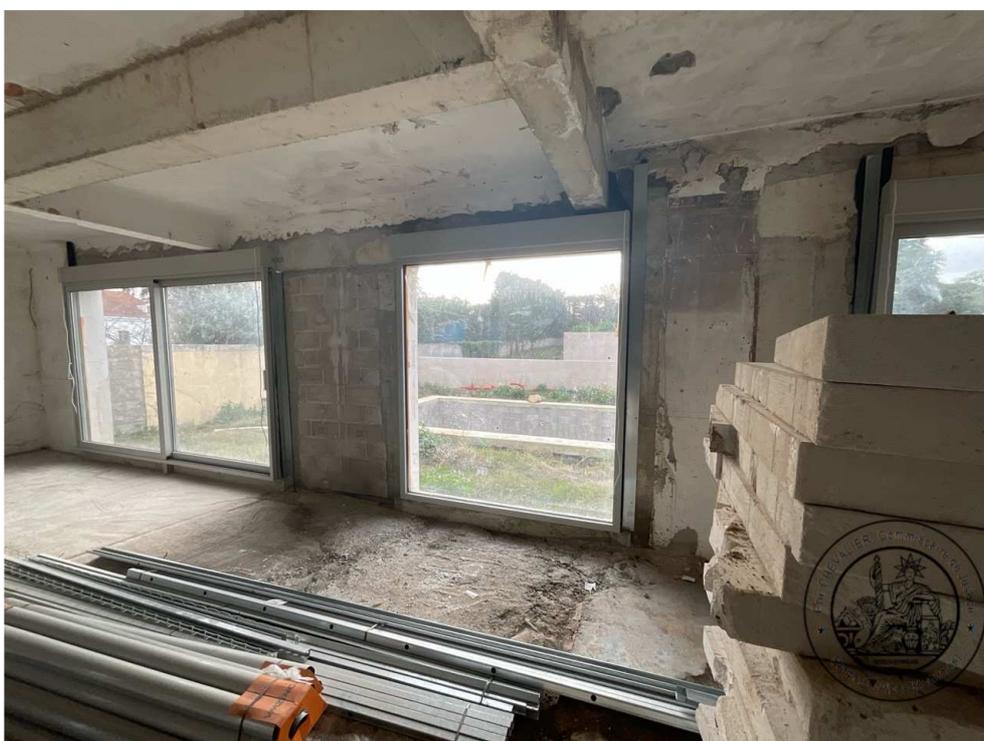
Les huisseries sont posées.

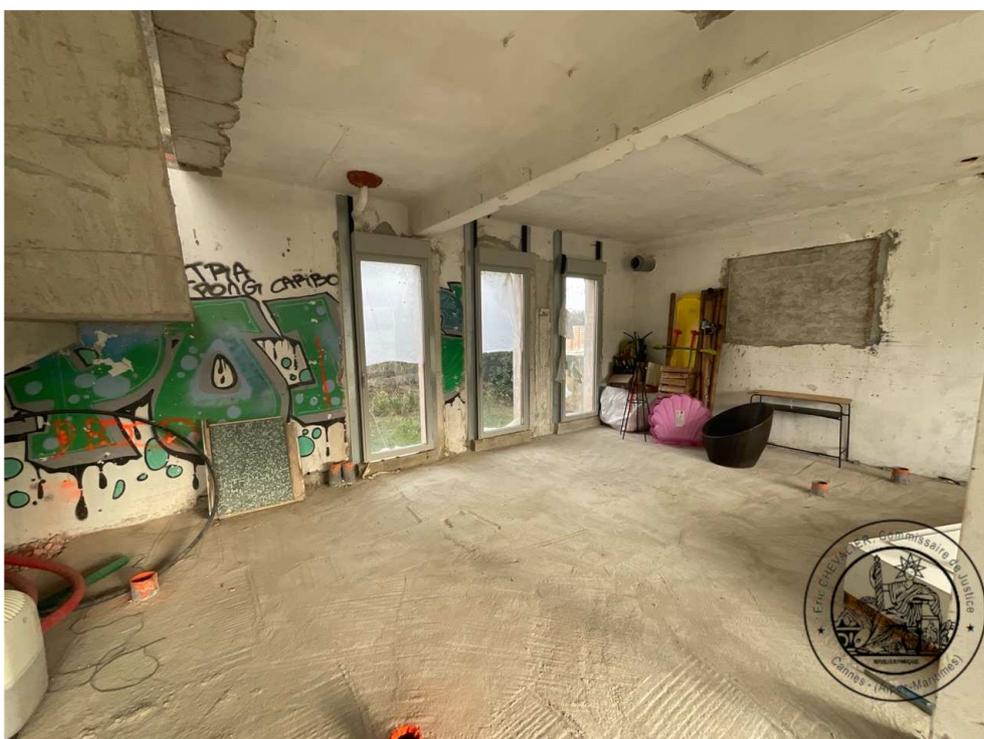
Je parcours alors les lieux en procédant à des prises de vues.

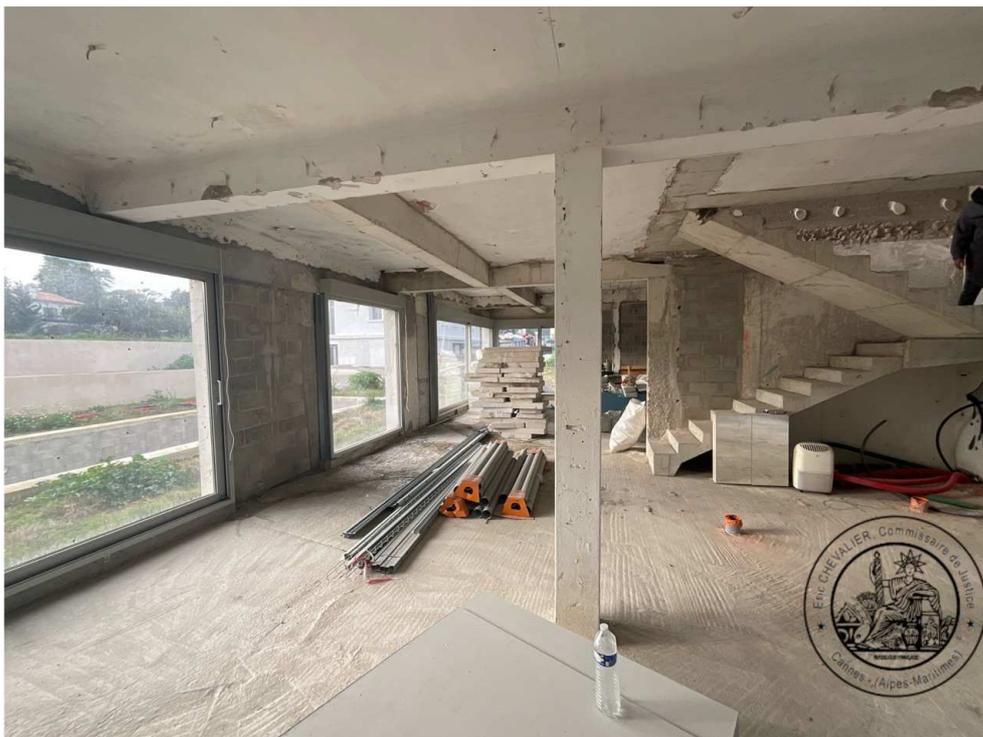
Les clichés photographiques pris, et reproduits ci-dessous, illustrent l'état d'avancement et la consistance des lieux.

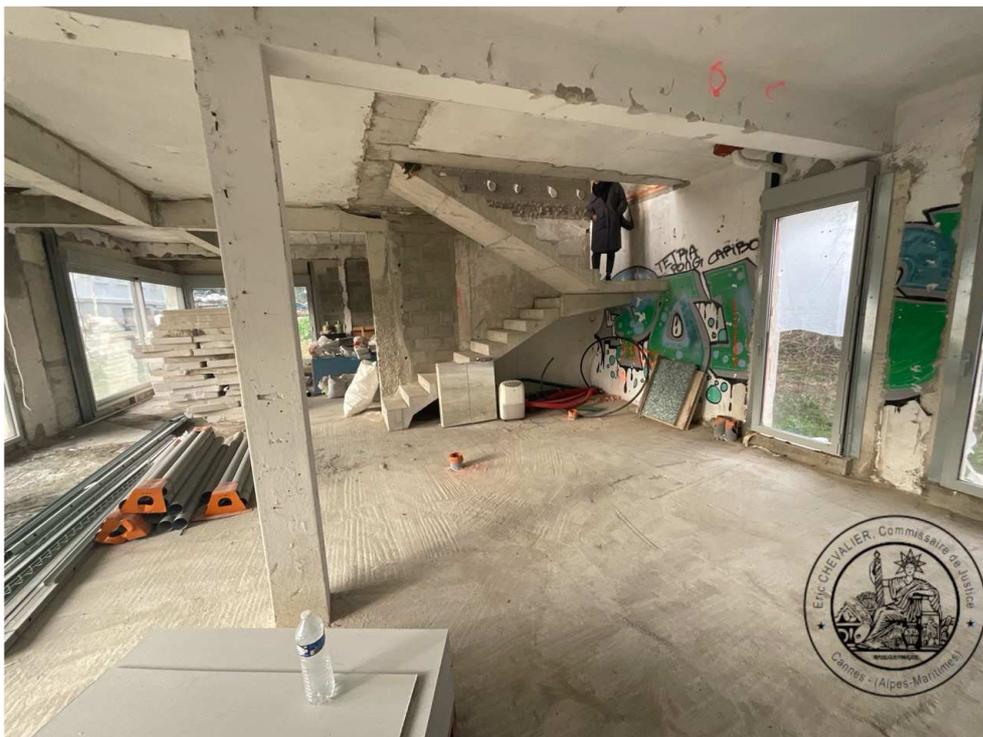
Rez-de-chaussée





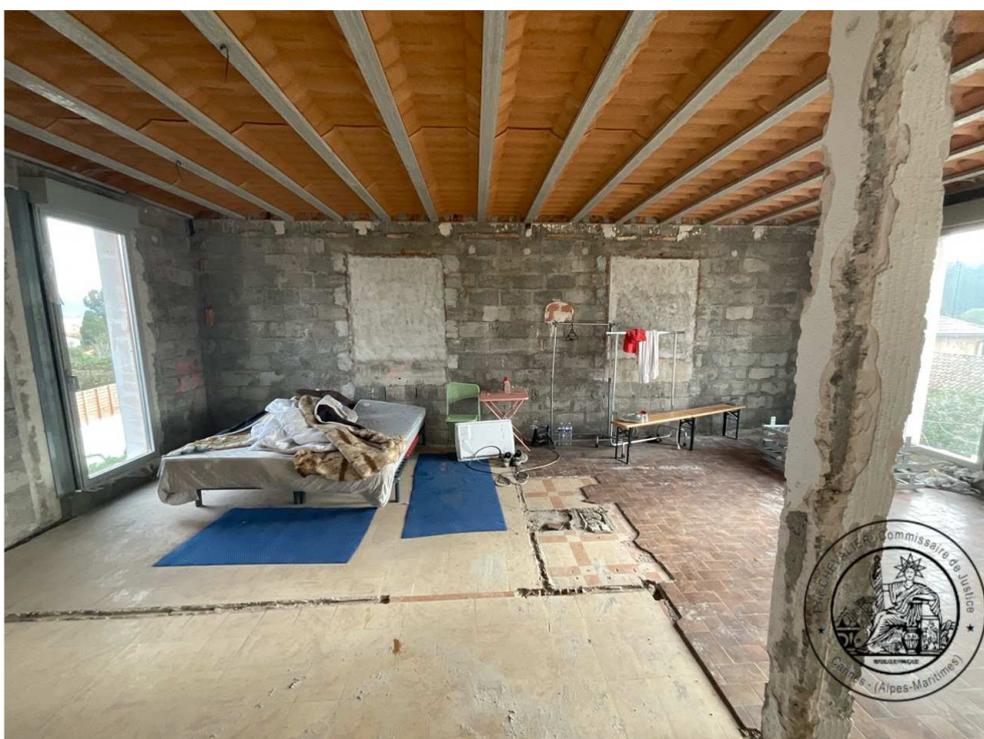
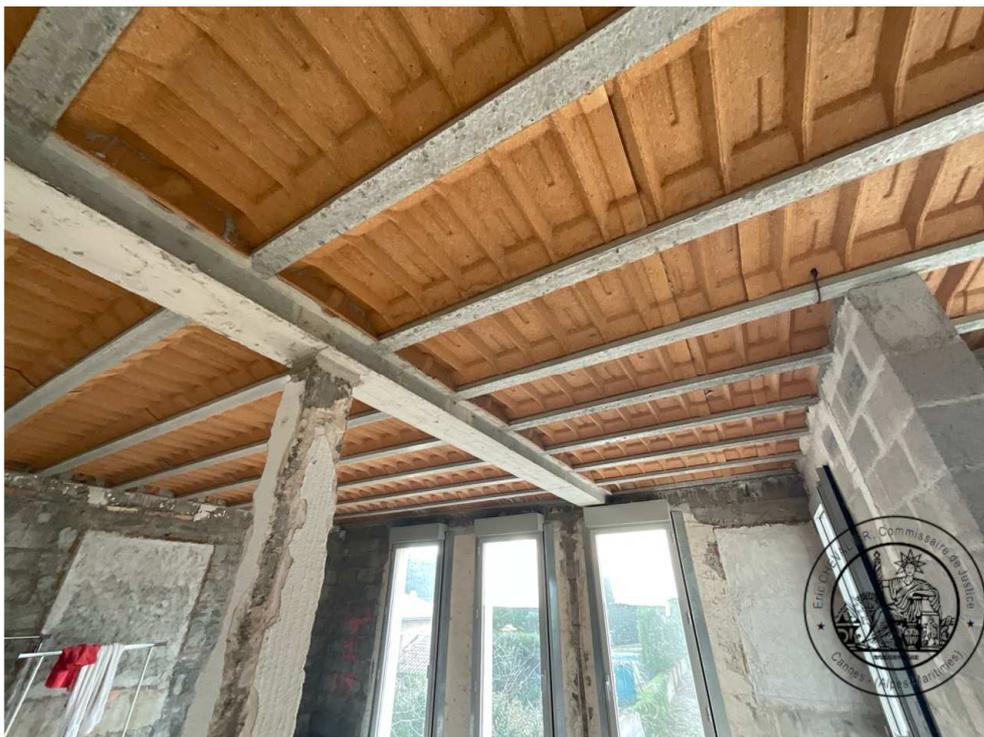


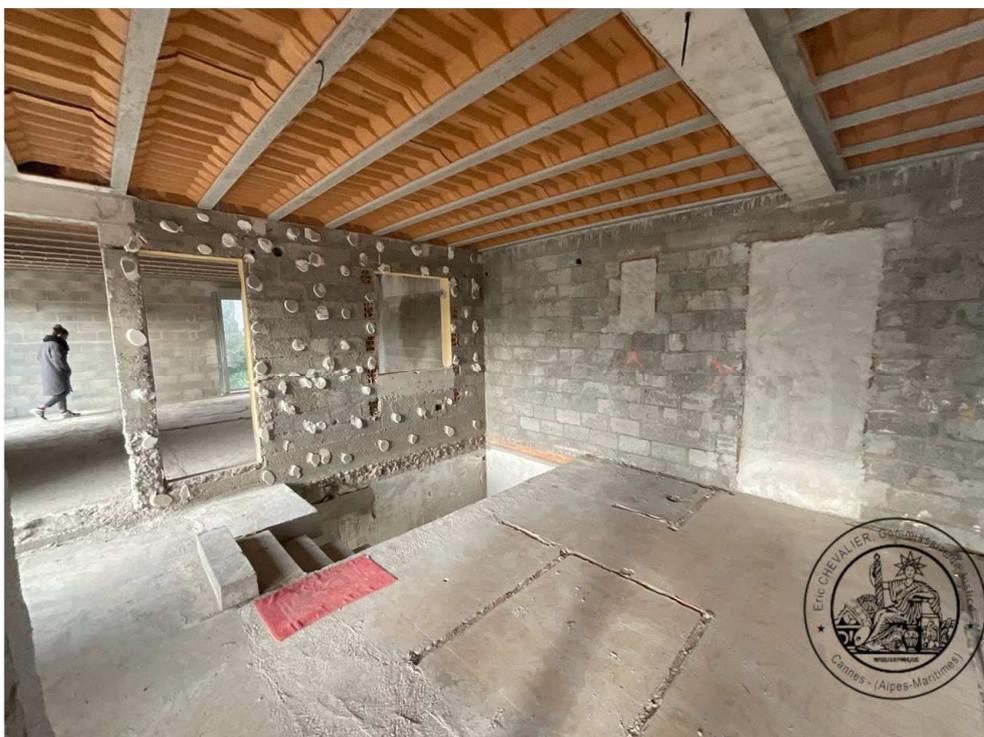
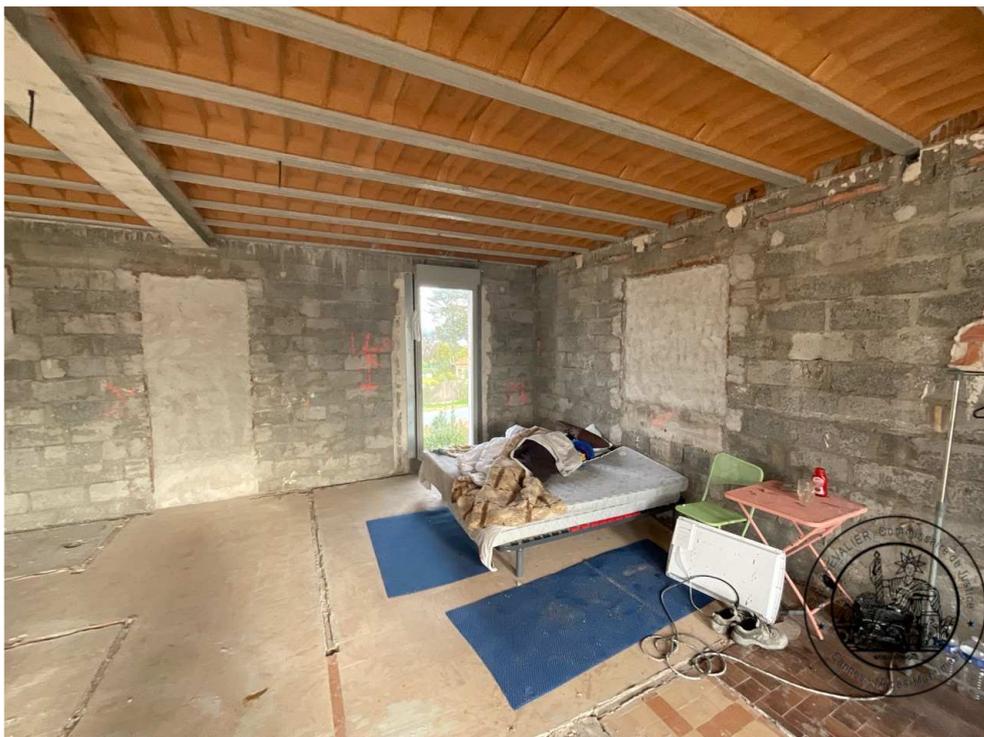




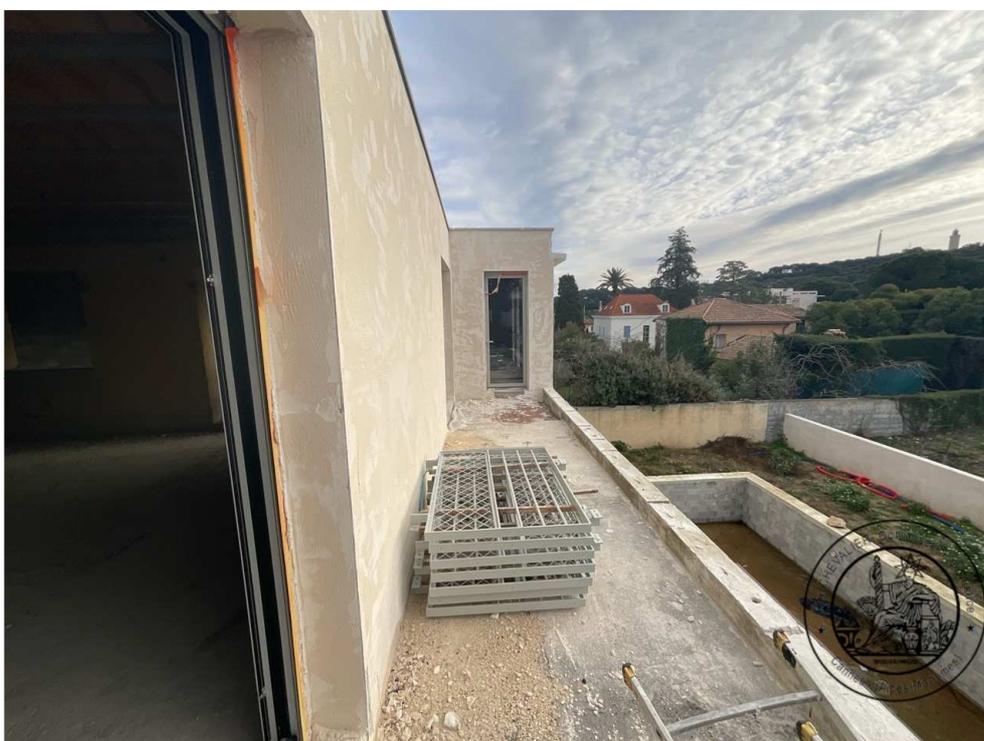
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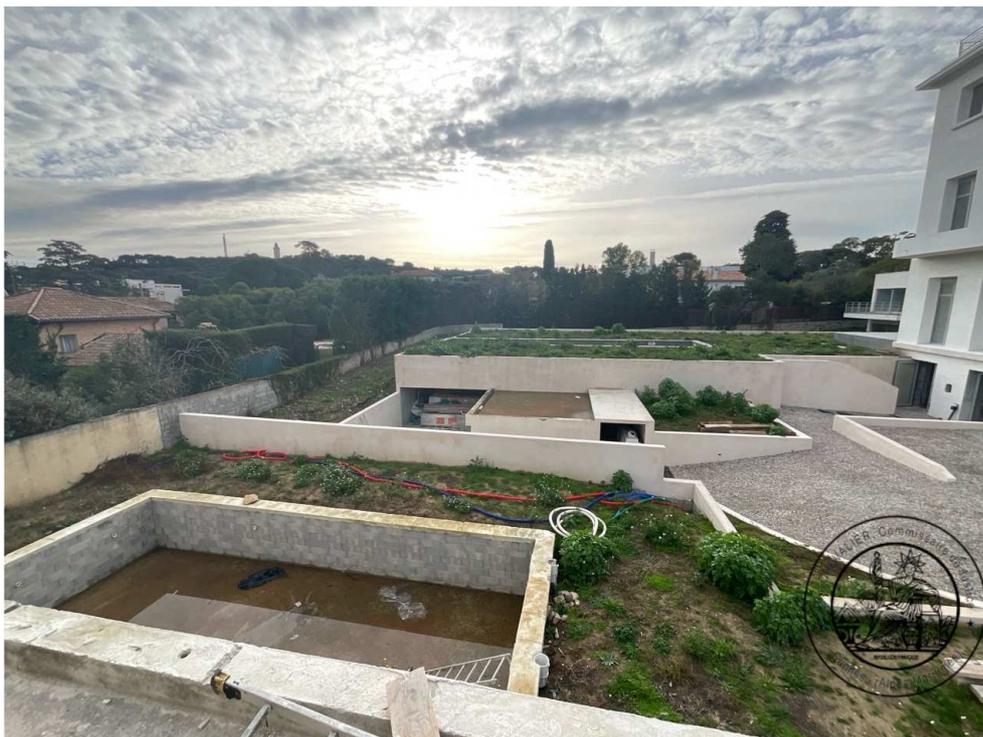












Villa de droite

Cette villa est en travaux mais l'avancement du chantier est telle qu'elle apparait comme en cours de finitions.

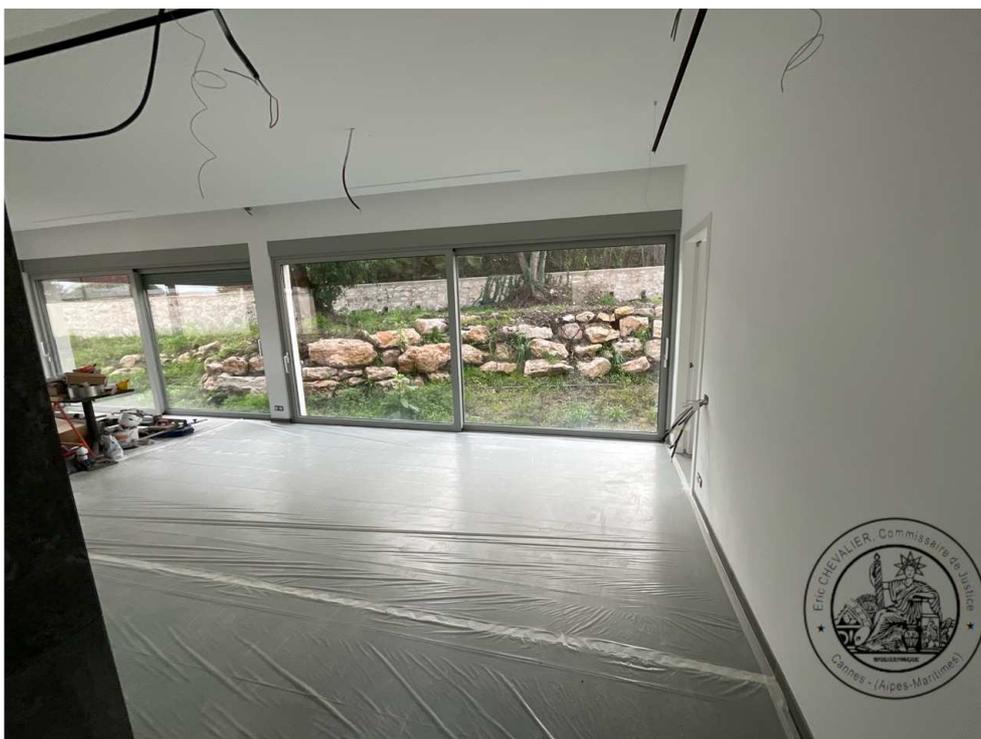
Cette villa moderne est en bon état.

L'électricité ne semble pas terminée.

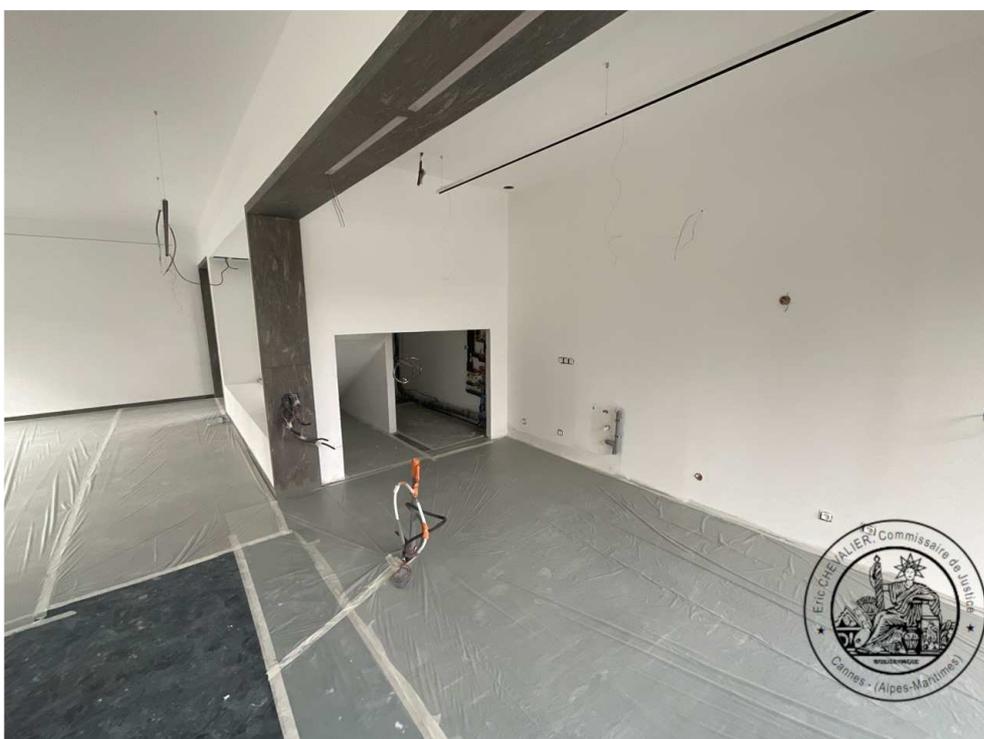
Je parcours alors les lieux en procédant à des prises de vues.

Les clichés photographiques pris, et reproduits ci-dessous, illustrent l'état d'avancement et la consistance des lieux.

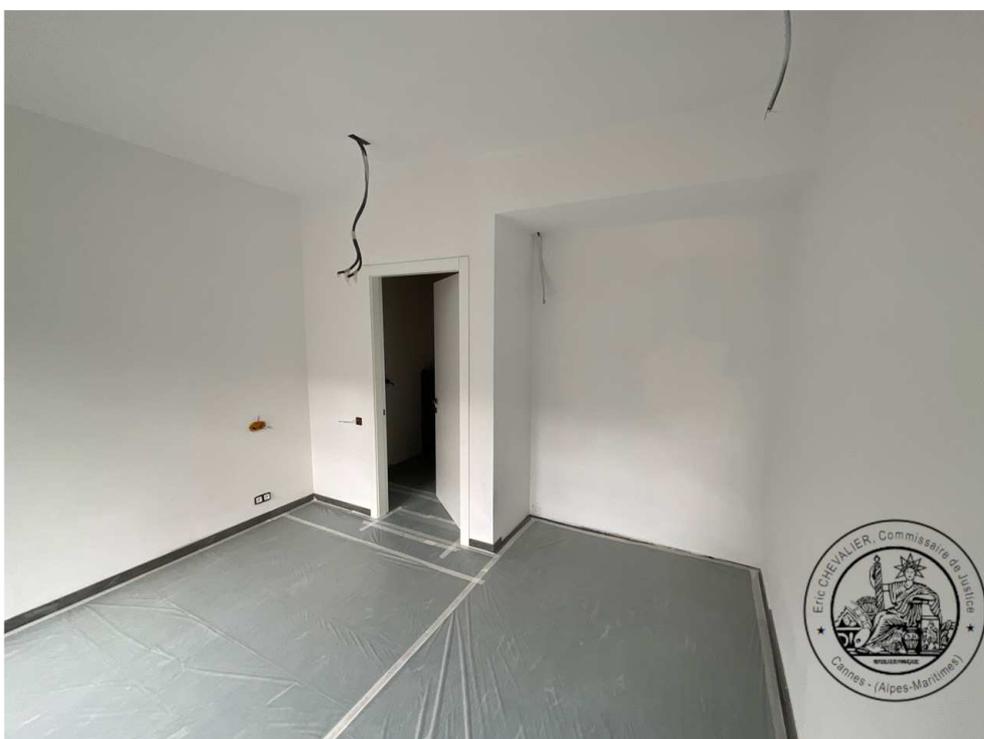
Rez-de-chaussée



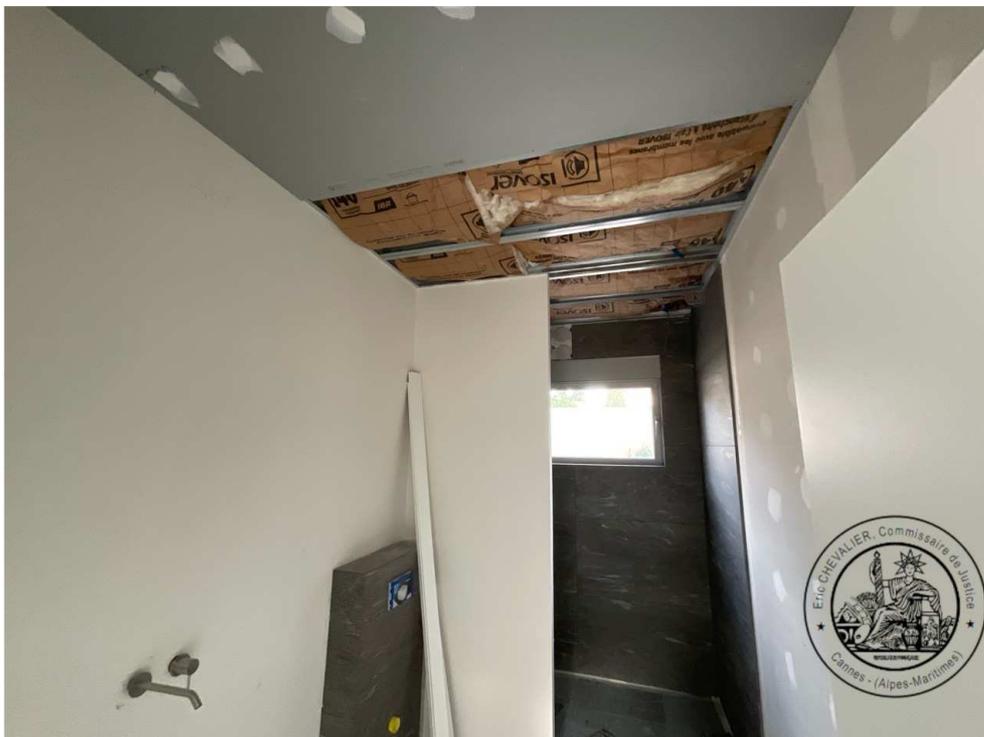


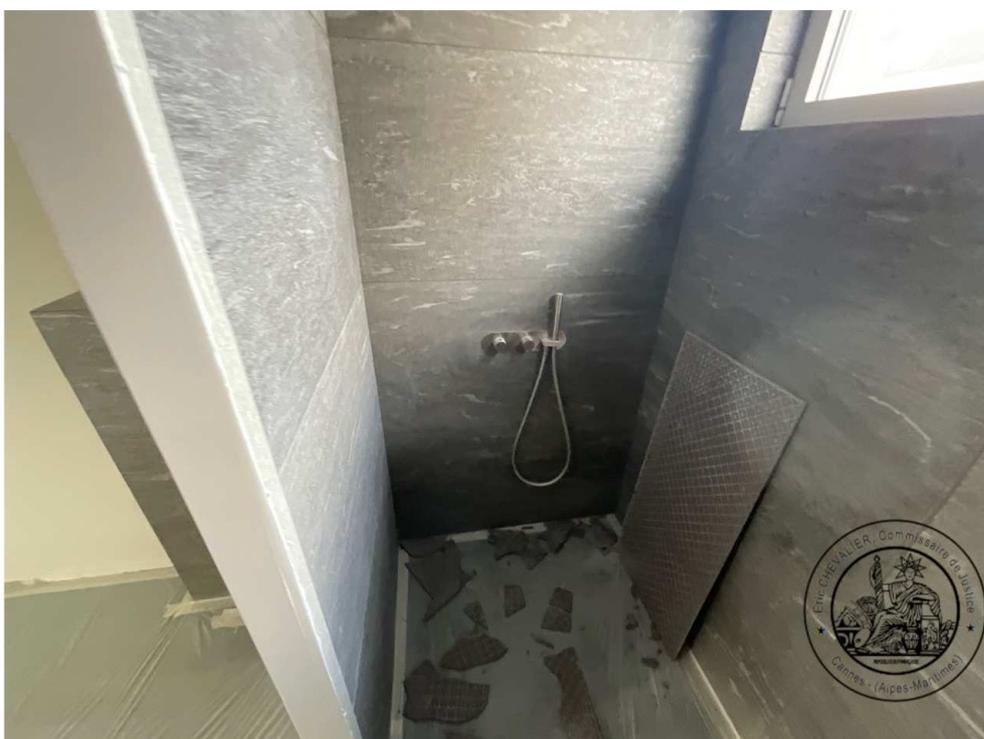






Référence : C14348

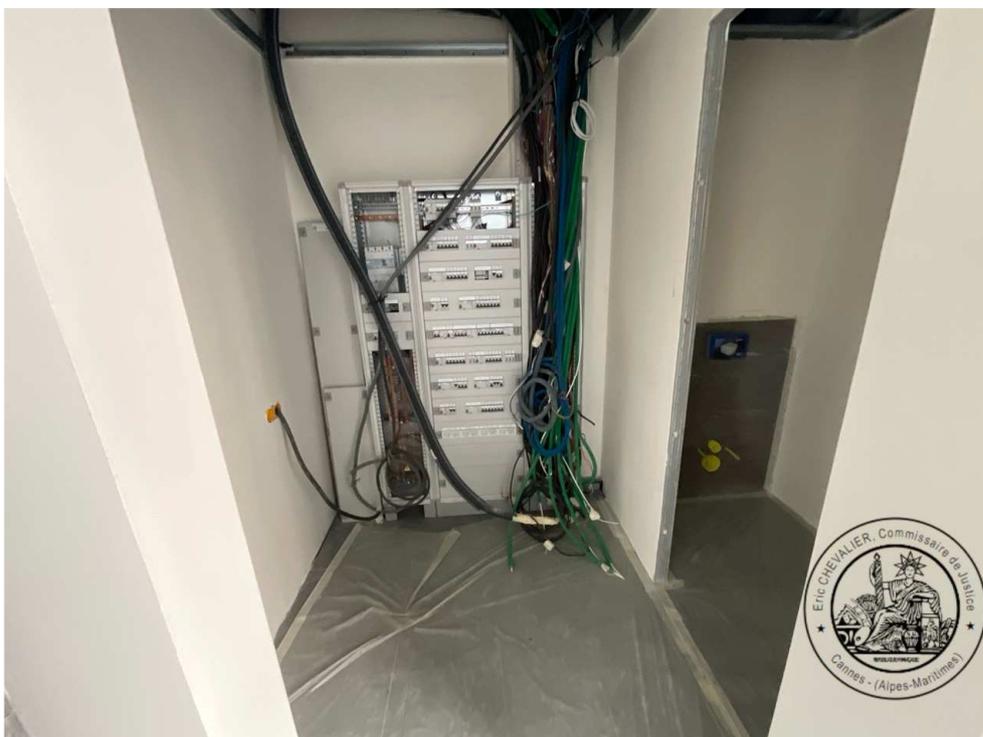




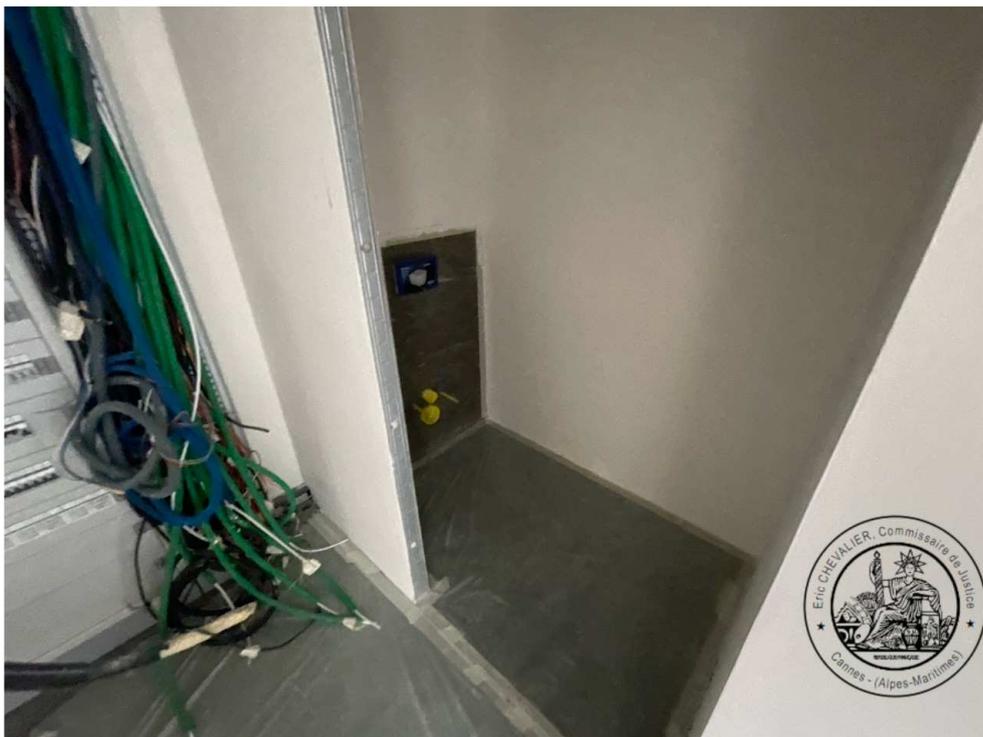
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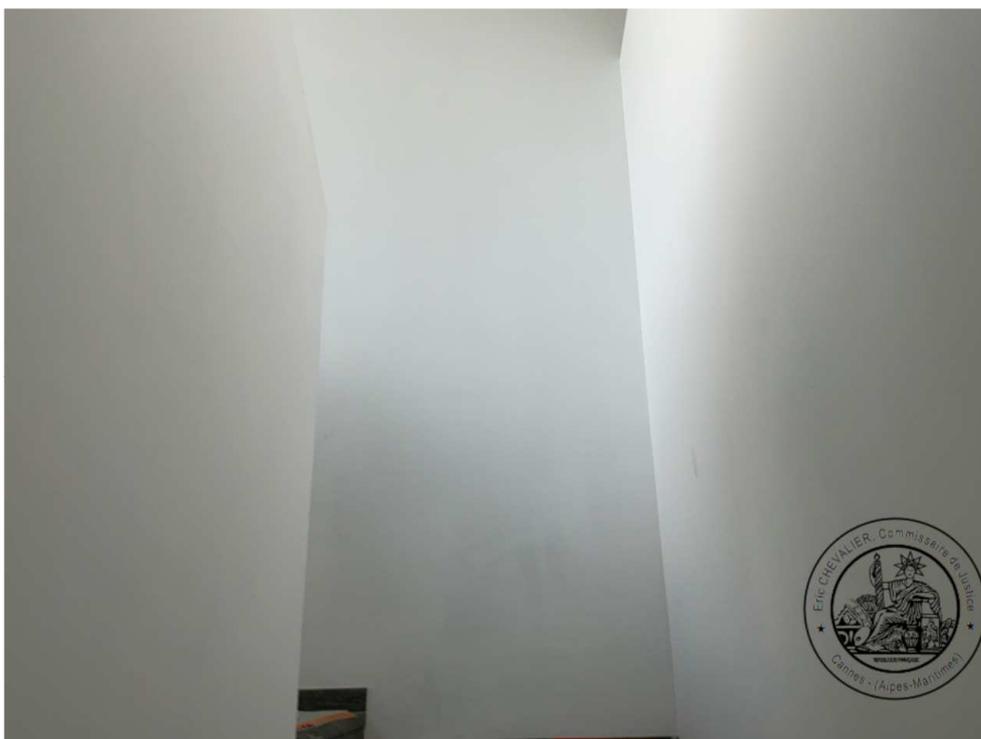
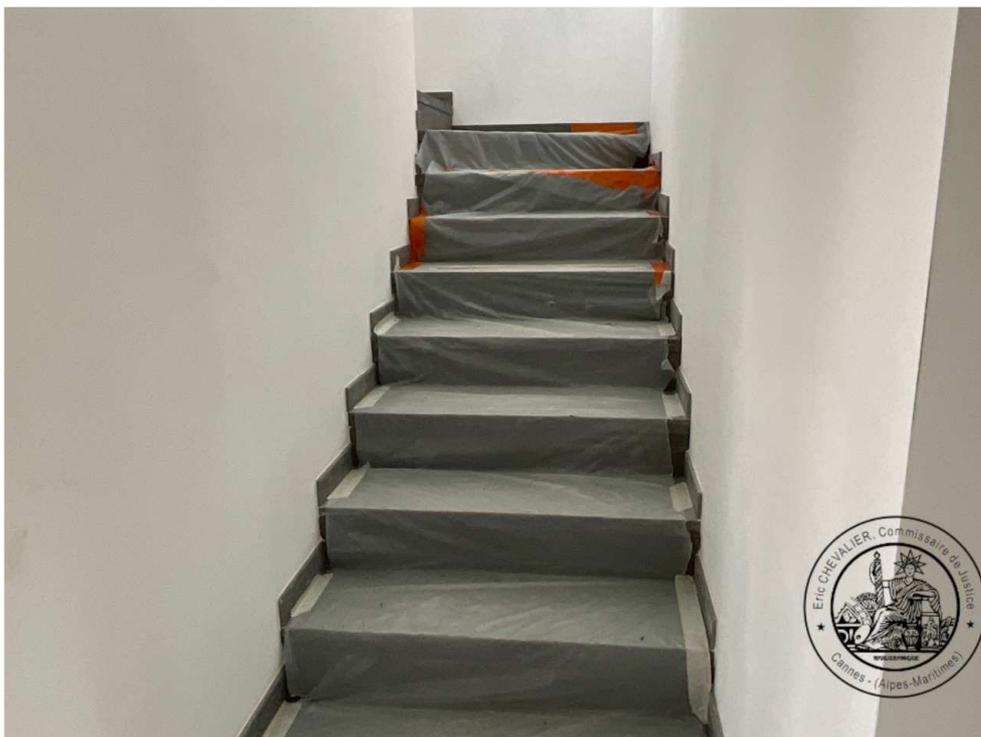


Référence : C14348



Référence : C14348

Etage

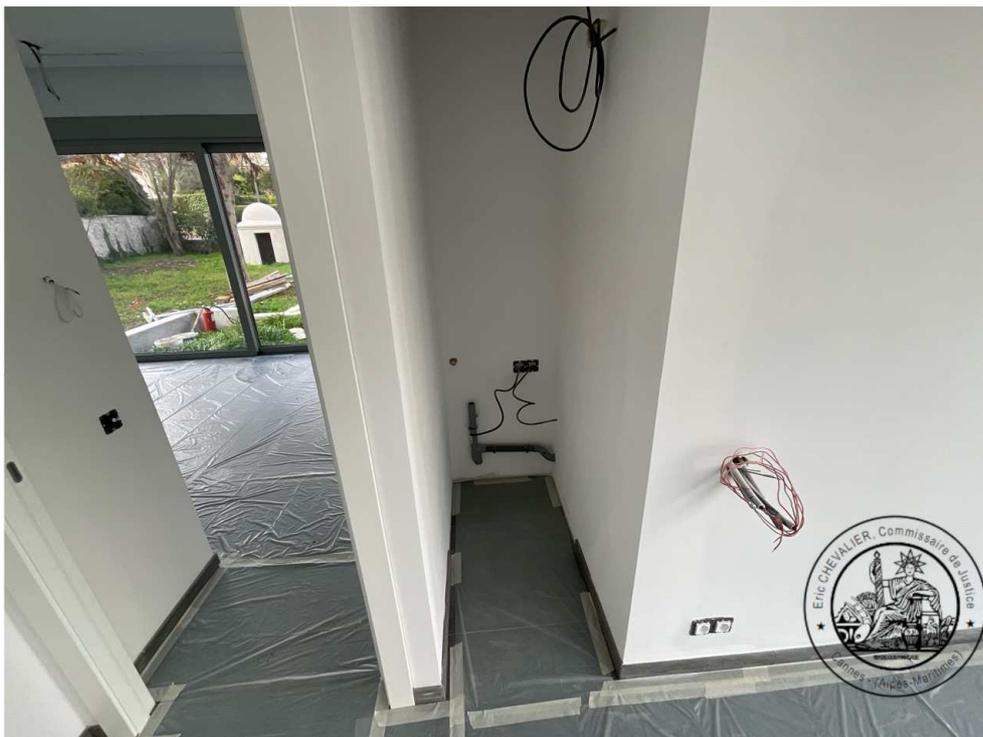


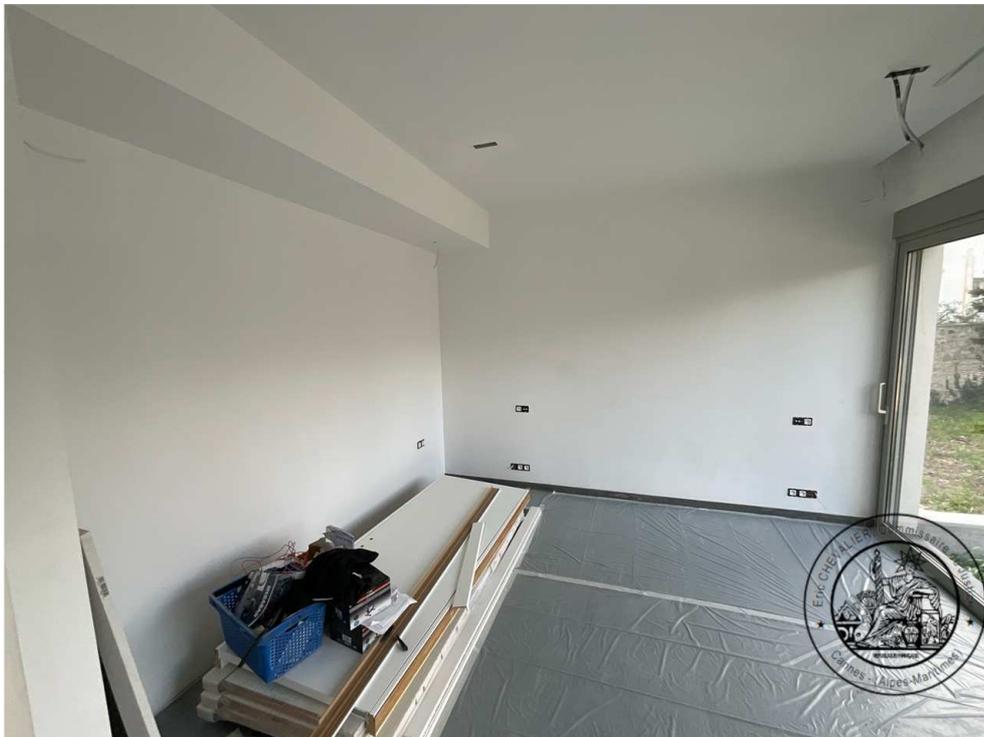
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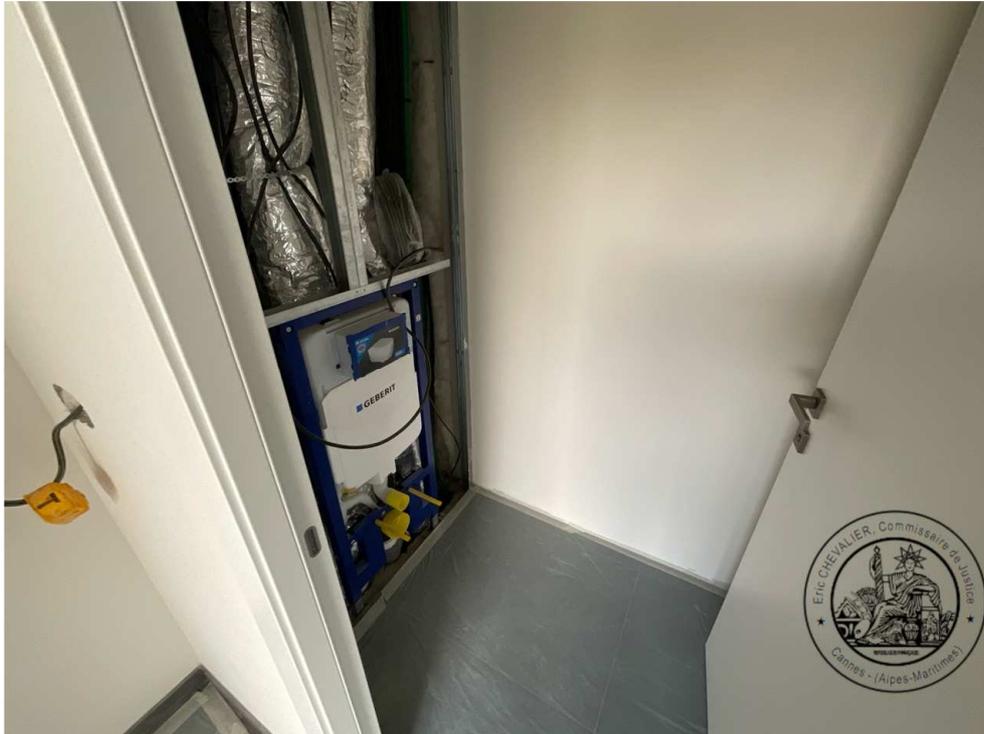




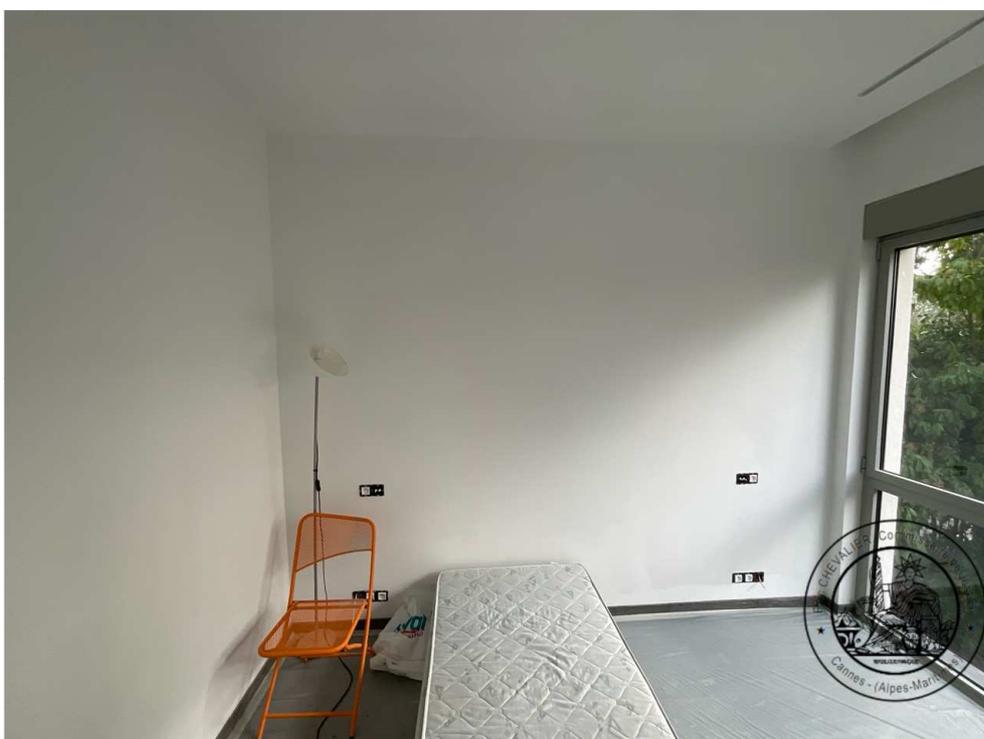
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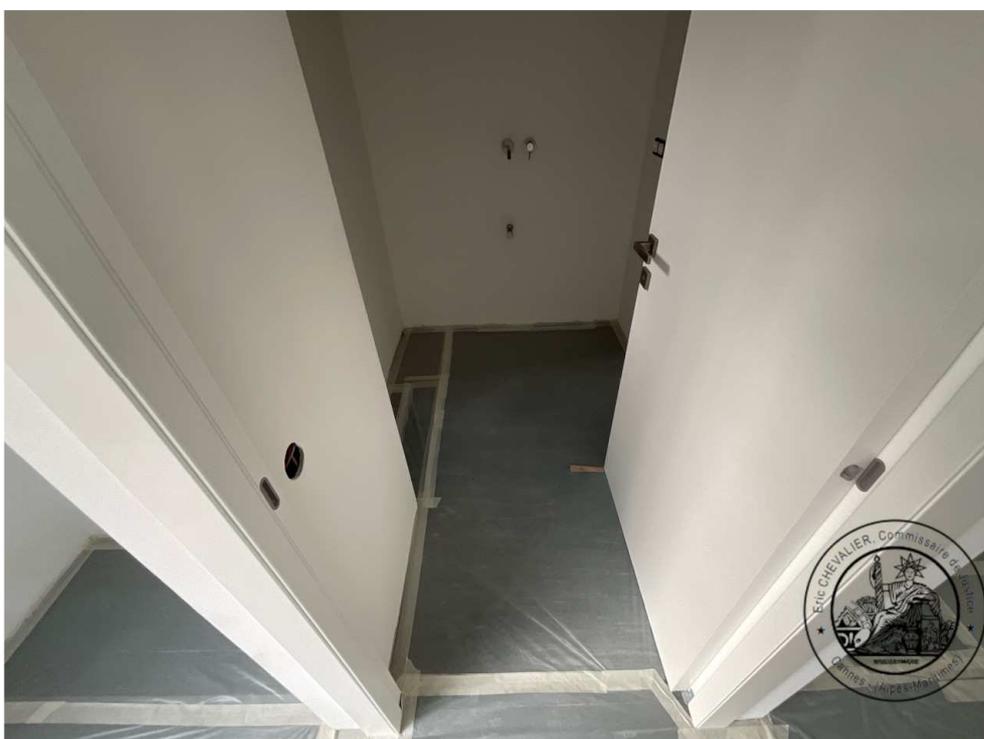
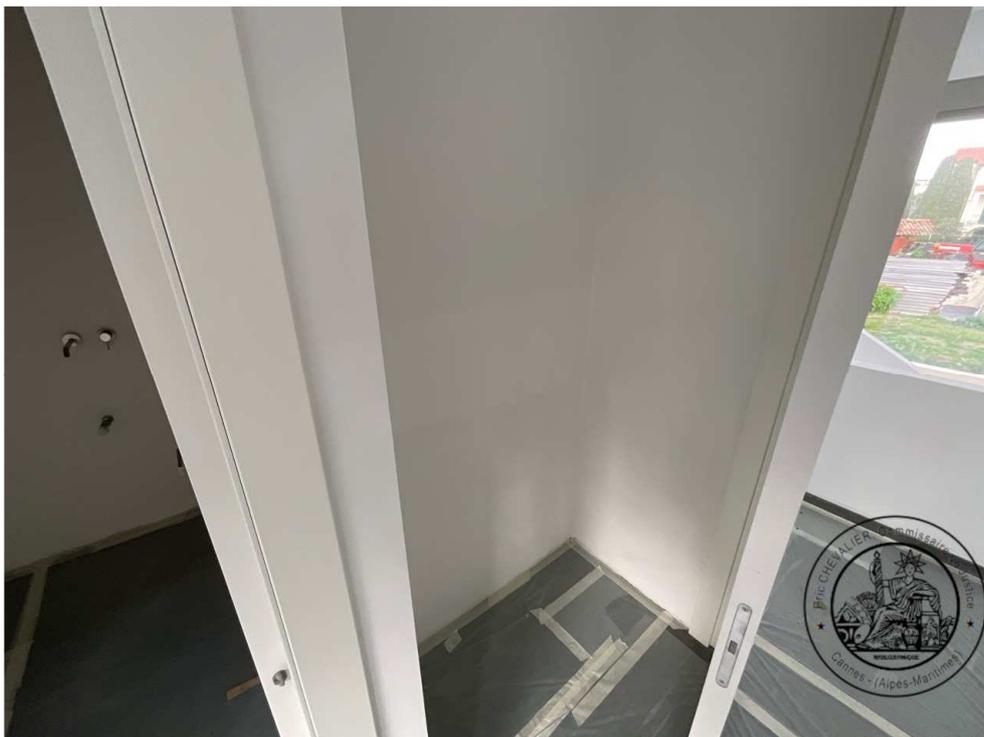
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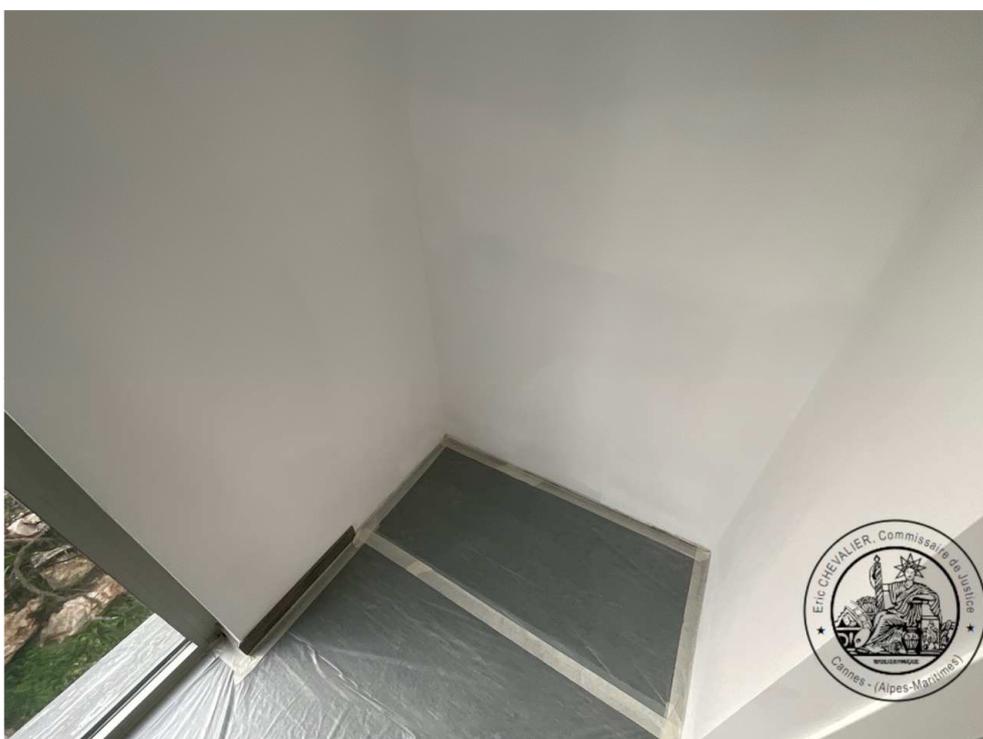






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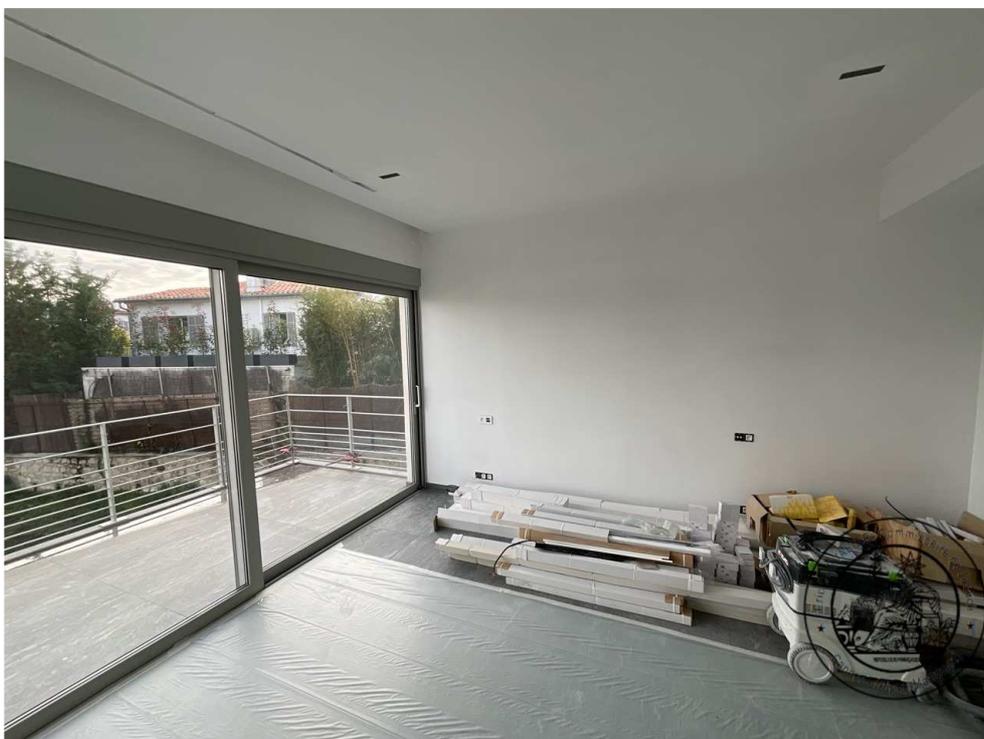
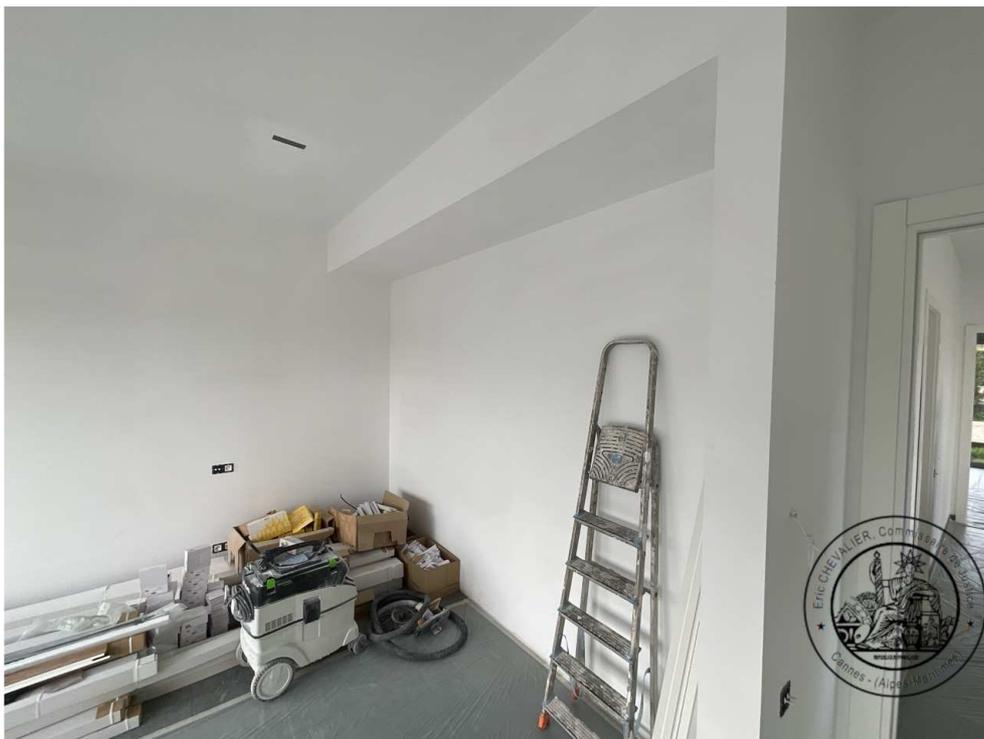


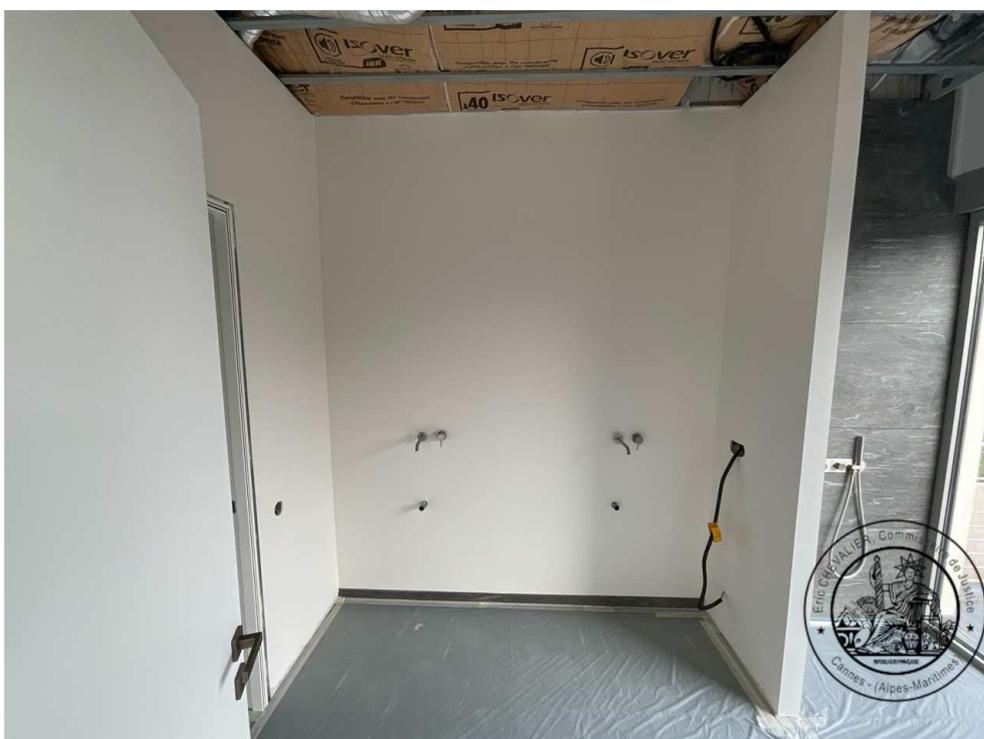


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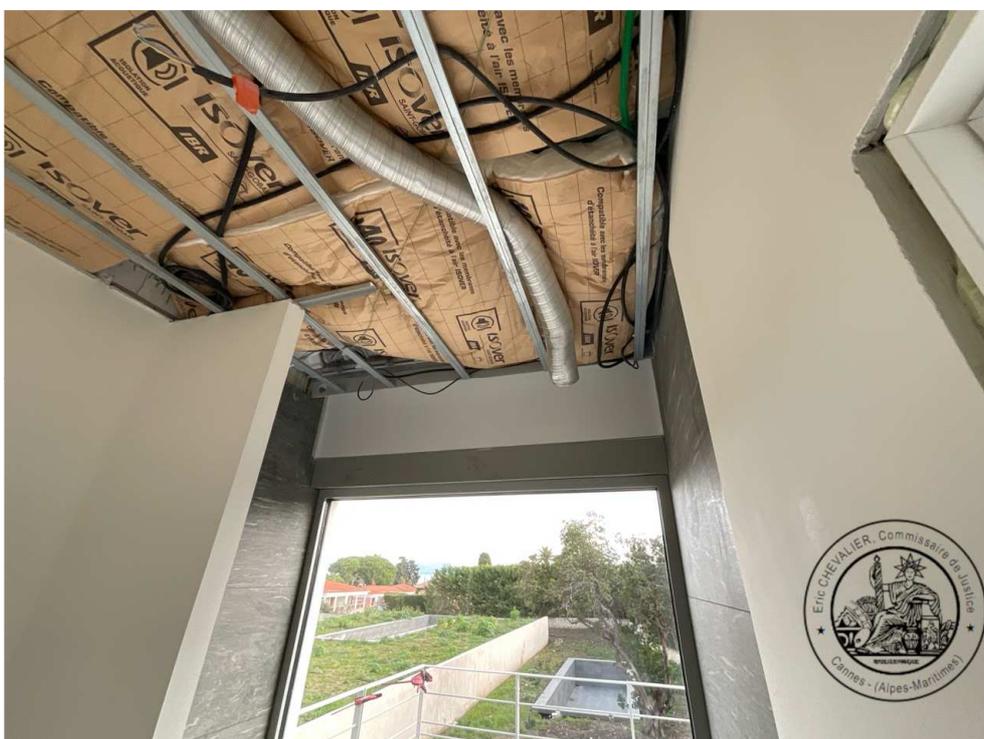


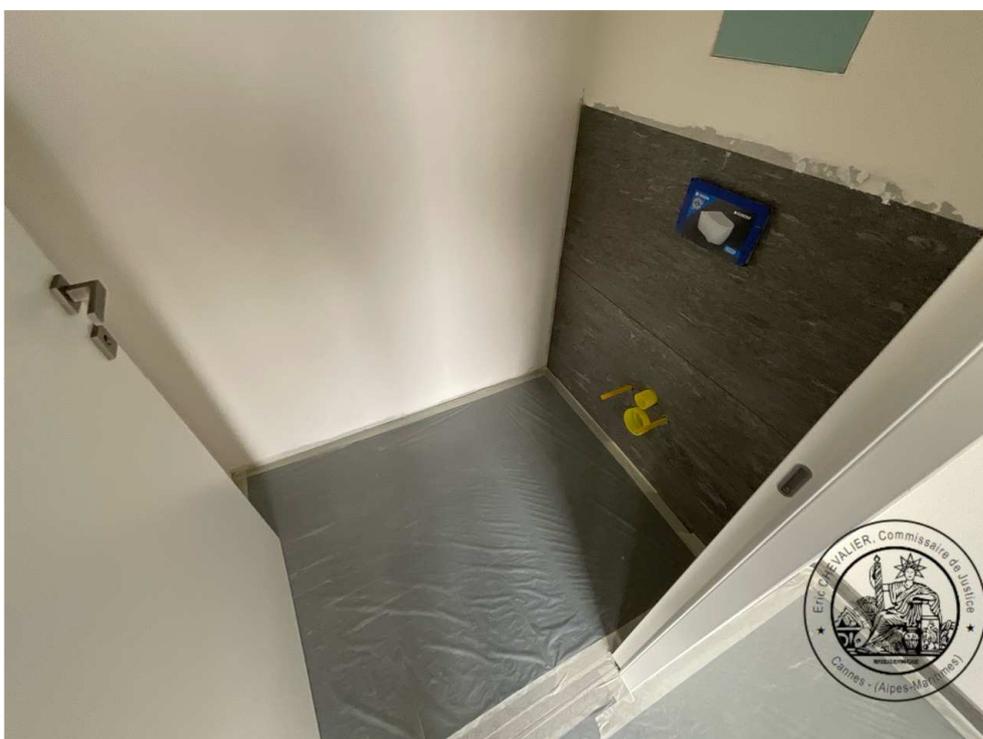
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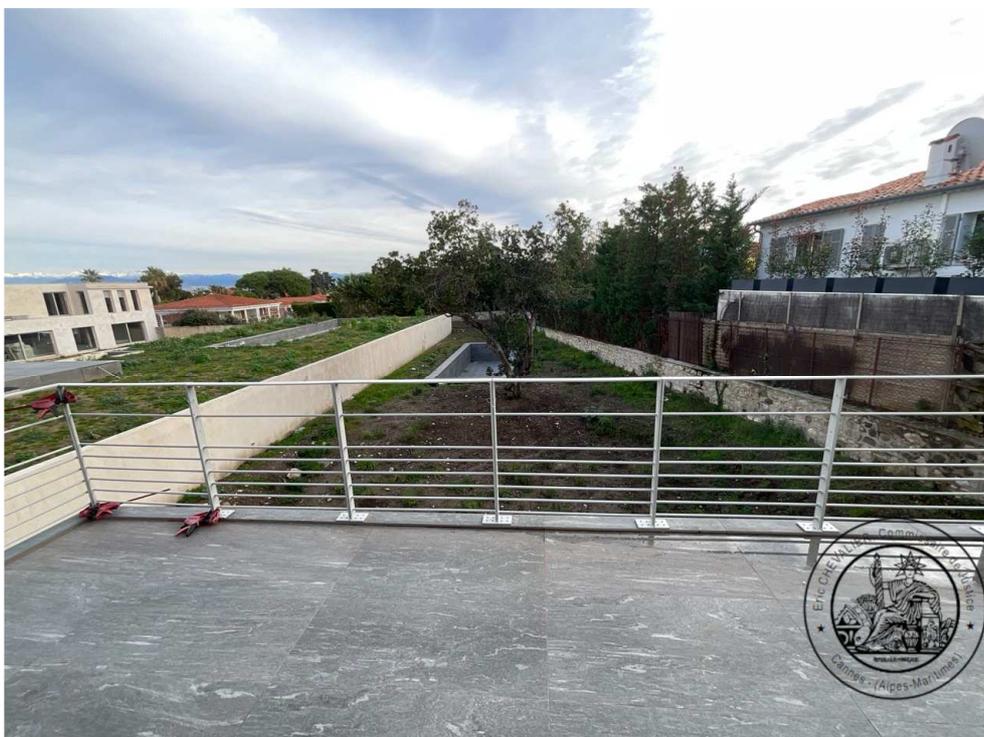
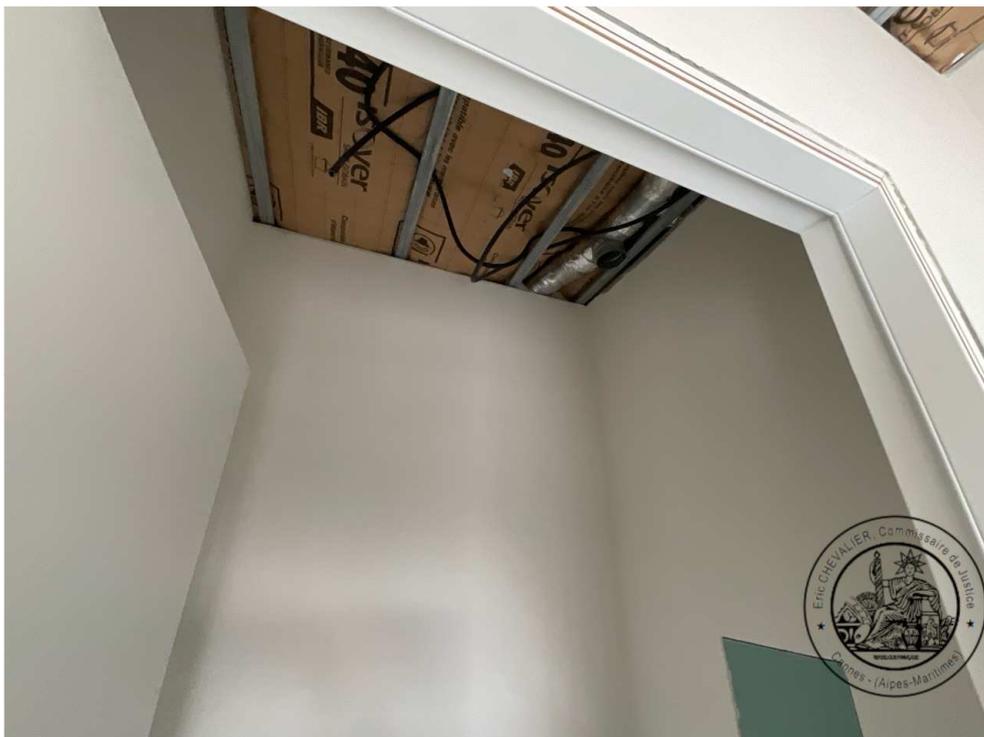


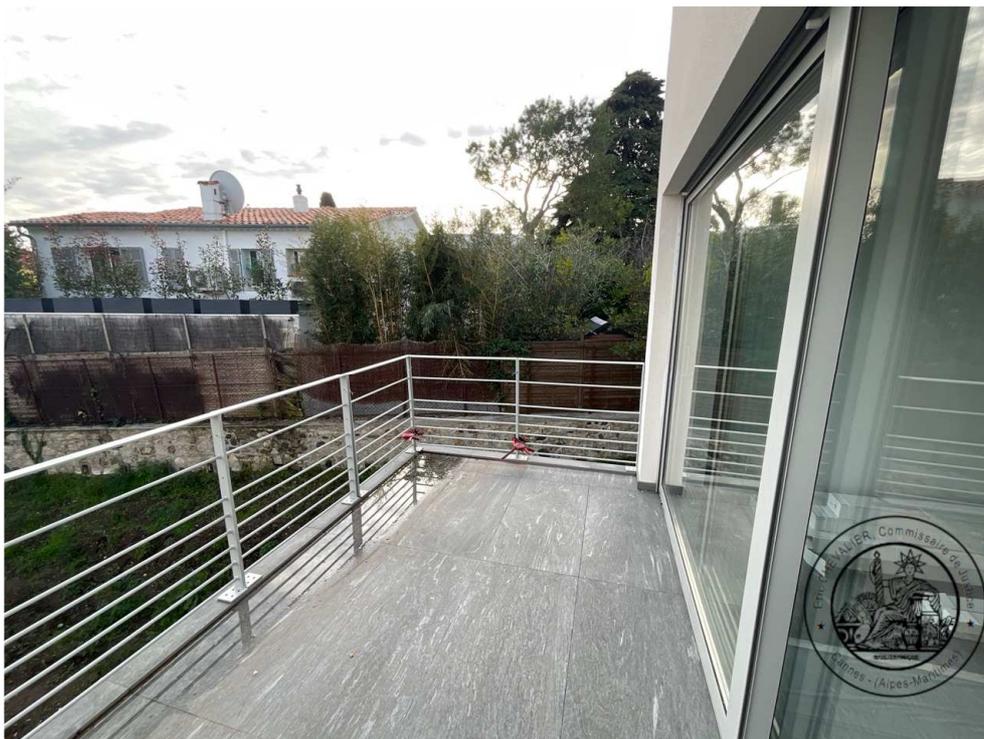


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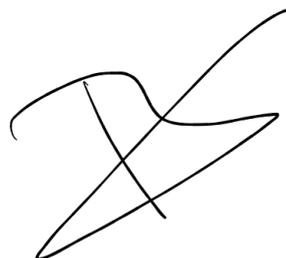




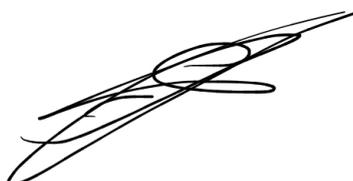
SIGNATURE DES PERSONNES PRESENTES



Madame Emilie DESBARRES :
Témoir|



Madame Elodie MAZY
Témoir...



Monsieur François CARATTI
Serrurier
MINUTE SERVICES

RAPPORT DE DIAGNOSTIC