

5 000

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



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.

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Liyong Dong



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