

SARL au capital de 50 000 € - 443 658 463 RCS Tarbes  
Carte Professionnelle N° CPI 6501 2016 000 005 955  
délivrée le 28/03/2019 par la CCI de Tarbes et des Hautes Pyrénées  
TRANSACTIONS SUR IMMEUBLES & FONDS DE COMMERCE  
16 Avenue de la Marne – 65 000 TARBES - FRANCE  
Garantie Financière : QBE Insurance (Europe) LIMITED

Cœur Défense – Tour A – 110 esplanade du Général de Gaulle – 92931 LA DEFENSE CEDEX

## Purchase Offer

Names: M. Paul Anthony BARRETT & Mme. Erika Sandra SYBA

Address: 151 Kingston Road, Oxford OX2 6RP

Having discovered the property for sale via the intermediary; estate agency **ABAFIM**,  
The property, **Mandate N°23122**, of which the description and address are as follows:

Château de Lapalu (12ème in part, sur 12ha 500 m2 (120 500 m2) of land, Moncassin 32300

Consequently, the above named persons wish to propose a firm offer to purchase above named property with the following conditions:

**Amount offered to the seller: 280.000 € HAI**

Written: two hundred & eighty thousand euros

The payment will be composed of the following:

- 10% due when the promise of sale agreement is signed therefore the sum of **28.000** €
- The remaining balance due at completion of the purchase, the sum of **252.000** €

If not accepted by the seller of the property within 15 days from this date this offer will become null and void and the seller will not claim compensation from the intermediary.

In the case of the Condition (1) blow not being realized, the present document will be null and void and of no effect, with neither parties expecting nor arguing compensation.

*Whilst acknowledging of having been informed that the law states and allows a cancellation, and without reason, of this offer within 7 days from the date of this document.*

To be addressed to: **ABAFIM - 16, Avenue de la Marne – 65000 TARBES** (Recorded delivery obligatory)

The seller, in accepting this offer, will so notify ABAFIM by recorded delivery within 15 days from the date of this document and thus will be considered irrevocable by the two parties.

Signed at Oxford

Date 09/03/2021

**Purchaser,**

(Read & Approved)



Pour **ABAFIM**  
**Negotiator,**



**Seller,**

(Read & Approved)

(1) Conditions : As of the date of the acceptance of this offer, the seller is under no obligation imposed by the authorities to undertake any restoration to the buildings

**Purchaser:** Cash, no loan required