



ABAFIM PRESTIGE



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. Robert Frederick & Mme. Helen Marie SIMSON

Address: 162 Earlshall Road, Eltham, London SE9 1PN

Unable to PHYSICALLY visit the property due to COVID-19 closure of borders, which is still preventing travel from England, BUT having studied all of the information available (all photographs, virtual tours/videos, exact location via Google Satellite, cadastral plan and information of each plot, plus all details (description of property, surface habitable, no. of rooms, no. of bedrooms) via the intermediary; estate agency **ABAFIM**,

The property, **Mandate N°23122**, of which the description and address are as follows:
 12th Century Château 500 m2 120 000 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:

Price net seller: 260.000 €

Amount of commission: 25.000 €

Amount offered to the seller: 285.000 € HAI

Written: two hundred and eighty-five thousand euros

The payment will be composed of the following:

- 10% due when the promise of sale agreement is signed therefore the sum of **28.500 €**
- The remaining balance due at the final signature therefore the sum of **256.500 €**

If not accepted by the seller of the property within 20 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) 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 agreement of this offer, will notify by recorded delivery within 20 days from the date of this document and thus will be considered irrevocable by the two parties.

Signed at

Date 31/03/2021

Purchaser,

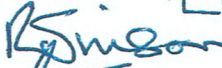

Pour **ABAFIM**

Seller,

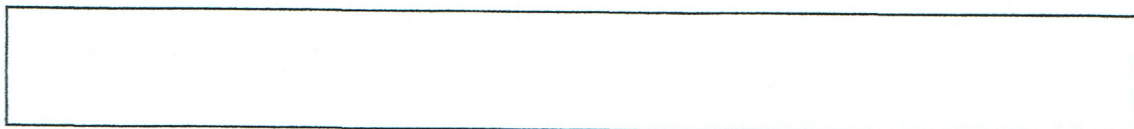
(Read & Approved)

Negotiator,

(Read & Approved)

Lu et approuvé







ABAFIM

16, Avenue de la Marne - 65000 Tarbes

Tél. : 05.62.34.54.54-

- FAX: 05.62.34.66.60