

tóco d'azur

Living the French dream



WINTER 2025-2026

REAL ESTATE MAGAZINE CÔTE D'AZUR



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Winter magic

Winter on the Côte d'Azur has something magical.

The summer crowds fade away, the air turns crisp, and the light feels softer. In the harbors, boats float on an almost silent sea, while the facades of Nice and Villefranche glow gently in the low winter sun.

For those who live here or spend the winter here, this may be the most beautiful season of all. Walking without heat, terraces that stay open, the sound of the waves without the bustle of tourism — this is the Côte d'Azur in a different light.

The winter season is also an interesting time for real estate. Sales are less seasonal than many people think, and winter often brings unique opportunities: more room for negotiation, less competition, and the perfect moment to see how a home performs in cooler weather and with a different angle of sunlight.

Welcome to the winter edition of Tóco d'Azur. We'll guide you through activities, villages, ski areas, winter hikes, and insights for anyone wishing to live or invest here.

Passez un bel hiver!

Patricia ten Have

CO-FOUNDER TÓCO D'AZUR



Skiing just 1.5 hours from the coast

Anyone who thinks of the Côte d'Azur imagines palm trees and a blue sea. But those who drive inland discover a completely different world within an hour: mountain air, snow-covered peaks, and small villages where winter life moves at a gentle pace. The Alpes-Maritimes offer three ski resorts loved by locals — each with its own character. You can reach them by car, but also by bus!

ISOLA 2000: SPORTY, MODERN AND SNOW-SURE

Travel time by car from Nice: ± 1h15

Isola 2000 sits high in the mountains and is known for its reliable snow conditions. The village is modern and compact, with buildings arranged in terraces along the slope. Everything is within walking distance: sports shops, restaurants, apartments, and the ski lifts that depart right from the centre of the village.

The slopes are wide and easy to navigate — perfect for anyone who enjoys speed or long, flowing descents. Families appreciate the car-free centre, while sporty skiers love the high altitude and open terrain.

Isola 2000 is the ideal choice for a quick, active ski day from Nice: valet parking, easy access to the

slopes, and plenty of sunny winter days.

AURON: A MOUNTAIN VILLAGE WITH CHARACTER AND TRADITION

Travel time by car from Nice: ± 1h20

Auron is the resort that feels most like a traditional Alpine village. It has a central square, chalet-style wooden facades, small winding streets, and a relaxed atmosphere that immediately slows you down. Many locals have been coming here for generations — Auron feels like a place where time moves differently.

The ski area is large and varied, with slopes that wind through forests, cross open mountain faces, and offer constantly changing views. The mix of village charm and solid infrastructure makes Auron appealing for those who come not only to ski, but also to enjoy mountain life.

Auron is perfect for anyone who wants an authentic village experience, with cafés where hot chocolate in the winter sun becomes a small daily ritual.



VALBERG: SUNNY, FRIENDLY AND PERFECT FOR FAMILIES

Travel time by car from Nice: ± 1h15

Valberg is perhaps the most accessible ski village in the region. The centre is compact and easy to navigate, with wooden chalets, a charming village square, and plenty of natural light during the winter months. Everything feels calm: from the wide pedestrian areas to the relaxed atmosphere on the terraces.

The ski area is ideal for families and for anyone who enjoys skiing at an easy, comfortable pace. The slopes are gentle in character, varied, and almost always bathed in sunlight. Besides skiing, you can go for winter walks, follow snowshoe trails, or simply enjoy the silence of the pine forest.

Valberg is an excellent choice for families: manageable slopes, non-ski activities, and a village centre where you feel at home right away.



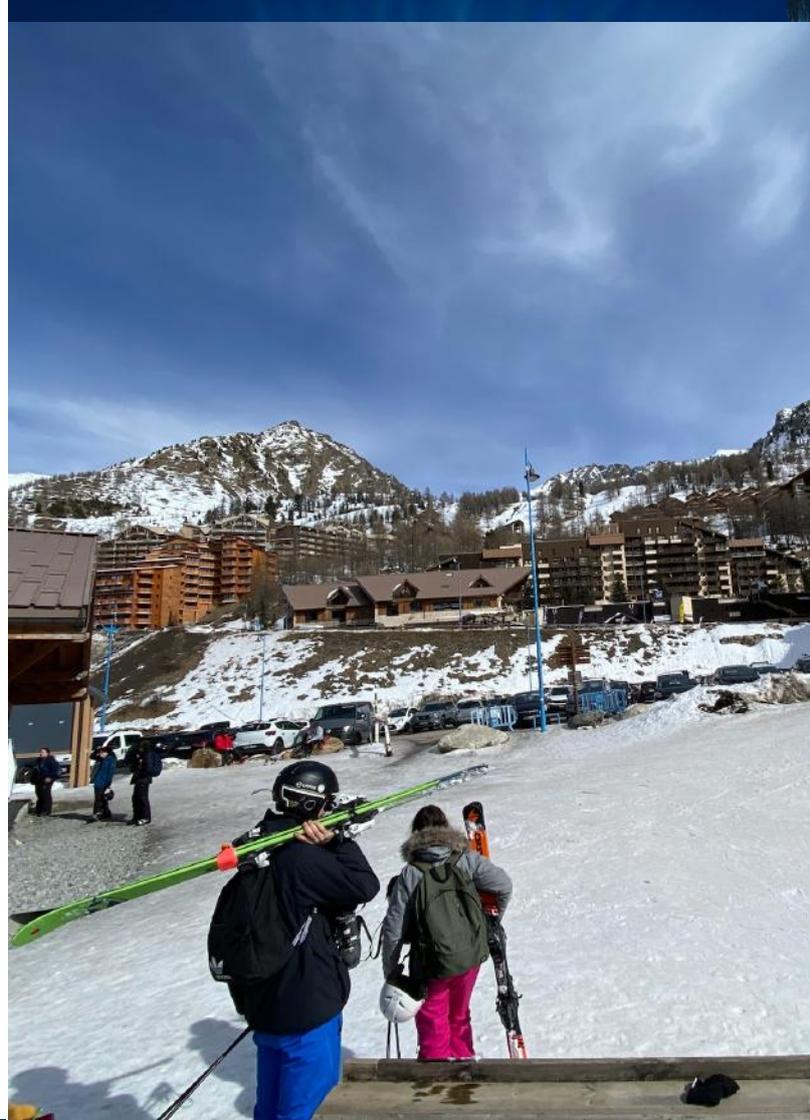
The most beautiful contrast: skiing and the sea on the same day

One of the most unique experiences in the Alpes-Maritimes is the combination of sea and mountains. In the morning you ski among snow-covered pines and breathe in crisp mountain air; in the afternoon you stroll along the Promenade des Anglais or enjoy a coffee with a view of the sea. This contrast is what makes the region so special — and something very few visitors to the Côte d'Azur know about.

TRIP TO ITALY: SKIING IN LIMONE PIEMONTE

For those willing to drive a bit further (about 1h45 from Nice), Limone Piemonte awaits — an Italian mountain village known for its lively atmosphere, friendly locals, and beautiful mid-mountain architecture.

The village has a historic centre with narrow streets, cafés, bakeries, and restaurants where pasta and polenta taste even better on winter days.



The ski area — Riserva Bianca — is large and varied, with long runs and plenty of open terrain.

Because of its location on the southern side of the Alps, Limone is often both snowy and sunny, a combination that makes it popular with families and experienced skiers.

Limone Piemonte feels warmly Italian, even in the snow. It's an ideal day trip or weekend away for anyone who wants to combine the Côte d'Azur with a touch of Piemonte charm.



Price developments

Real estate in winter: prices & trends

ALPES-MARITIMES (DEPARTMENT 06): NOVEMBER 2025

The real estate market in the Alpes-Maritimes remains remarkably stable well into autumn, with even a slight upward movement in some segments. The average price for existing homes is around €5,800/m², showing a modest annual increase of about +2% compared to November last year.

In the city of Nice, the average price for apartments is approximately €5,050/m², virtually unchanged since early 2025. In Cannes, we see a moderate rise of about +4% compared to January, with average apartment prices around €6,450/m². In Antibes, prices range between €6,200 and €8,200/m², depending on location and sea view.

VAR (DEPARTMENT 83): NOVEMBER 2025

The real estate market in the Var shows a mixed picture toward the end of 2025. The median price for existing homes is around €4,100/m², a slight increase compared to summer, though still with significant contrasts between the luxury coastline and the quieter inland areas.

Saint-Tropez maintains its exceptional position on the Côte d'Azur.

- Apartments: around €16,300/m²
- Houses: up to €20,500/m², with peaks for sea views and waterfront locations





International demand remains stable, which means prices hardly react to seasonal fluctuations.

In Sainte-Maxime, prices are clearly lower than in Saint-Tropez, yet still well above the departmental average.

- Apartments: approx. €6,300/m²
- Houses: around €7,300/m²

The market has shown little movement since summer and remains popular among both French and international buyers.

Grimaud, Bandol and La Croix-Valmer sit in a solid mid-coast segment, where prices remained stable in the second half of the year.

- Grimaud: approx. €7,400/m²
- La Croix-Valmer: around €8,300/m²

In the inland areas such as Lorgues, Cotignac and Fayence, you'll find more space and tranquility, with price levels that are noticeably more attractive than along the coast.

- Average prices: between €3,000 and €3,700/m²
- Development since summer: slight increase of +1 to +2%

Villages like Lorgues, Cotignac and Fayence remain popular among buyers looking for larger plots, authentic homes and a less touristy environment.

The real estate market in winter

Calm, opportunities and good timing

Winter may not be the first season people associate with buying a home on the Côte d'Azur. Many international buyers assume the market slows down once the high season ends. But precisely because this assumption is so persistent, winter actually creates interesting opportunities.

Where summer brings packed schedules, coastal crowds and viewings that can sometimes feel rushed, winter offers the opposite: more time, more calm, and more space to make well-considered decisions.

Less competition – more real opportunities

In winter, many foreign buyers are at home or occupied with other things. This means, quite concretely:

- less pressure on new listings,
- fewer simultaneous offers,
- less urgency in the buying process.

A market that is less driven by tourist impulses gives buyers the chance to view and compare properties in a relaxed, focused way.

Sellers who remain active in winter often have a clear goal: they want to sell.





Because of this, sellers are often more willing during this period to:

- look realistically at the price,
- be flexible with timing,
- or negotiate additional conditions, such as small renovations or including furniture.

For buyers, this is a season in which you can sometimes achieve just that little bit extra.

Viewings in winter are very different from those in July or August. You don't need to worry about holiday traffic, scheduling is more flexible, and agents have more time to answer questions in detail. Homes are also not rented out to holiday visitors, which makes arranging viewings much easier.

Villages and towns are calmer too, giving you a much clearer sense of:

- what a neighbourhood feels like outside the high season,
- how a property behaves in colder weather,
- how much natural light enters on winter days with the sun low in the sky.

Another advantage: those who buy in winter can start renovations or improvements right away. Contractors often have more availability in the low season, and many works can be completed by March or April — meaning your home is fully ready for spring and summer.

In short: winter is not a pause in the property market, but rather a quiet opportunity.

FEATURED

Beaulieu-sur-Mer

Mediterranean elegance between Nice and Monaco



Beaulieu-sur-Mer is one of the most refined coastal towns on the Côte d'Azur: elegant, sunny, small-scale, and with a distinct identity. The village sits strategically between Villefranche-sur-Mer and Saint-Jean-Cap-Ferrat, yet it maintains a calm, almost aristocratic atmosphere that is rare along the French Riviera.

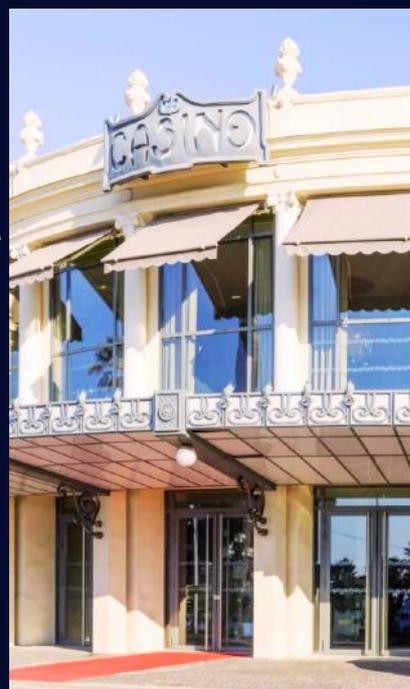
Here, you won't find mass tourism — instead, there is peace, palm trees, belle-époque villas, and both a large and a small marina. Everything feels bright, well-kept, and stylish.

FAMOUS INTERNATIONAL RESIDENTS & GUESTS

A glimpse into its colourful history:

- Gustave Eiffel – the engineer of the Eiffel Tower owned a villa in Beaulieu and spent many winters here.
- King Leopold II of Belgium – stayed in Beaulieu for years and even attempted to buy Cap-Ferrat.
- Frank Sinatra – a regular guest of Hôtel La Réserve during the glamorous Riviera years of the '50s and '60s.
- Rita Hayworth – often stayed here during film shoots and festivals.
- Friedrich Nietzsche – frequently walked from Èze to Beaulieu, inspired by the clear Mediterranean light.
- Queen Victoria – visited Beaulieu for its mild climate and health benefits.

Through the years, Beaulieu has preserved its international allure: luxurious, yet never showy.



ARCHITECTURE AND ATMOSPHERE

BEAULIEU-SUR-MER



Beaulieu is a delight for architecture lovers:

Belle Époque villas with white columns and lush gardens, Mediterranean palazzi in soft pastel tones, and tall, slender palm trees lining the wide boulevards. One of its best-known landmarks is Villa Kérylos, an exact reconstruction of an ancient Greek villa (1902) and one of the most remarkable homes in France.

Archaeologist Théodore Reinach had this Greek villa built in 1902, historically accurate down to the smallest detail — yet equipped with hidden modern technology: electrical systems, heating channels and running water.

At the time, it was one of the most innovative residences in Europe.

THE “ACCIDENTALLY” CREATED BEACH

La Petite Afrique, the most popular beach, was formed after a severe storm that deposited enormous amounts of sand. Locals shaped it further, and today it’s a quasi-tropical bay lined with palm trees.

LEOPOLD II'S PRIVATE TRAIN

King Leopold II regularly had a private train sent to Beaulieu, as he believed it offered the only winter climate that suited him perfectly. According to local stories, he walked to Cap-Ferrat every day — which he very nearly managed to buy in its entirety.

BEAULIEU-SUR-MER IN NUMBERS

Beaulieu-sur-Mer has approximately 3,900 residents (2022).

Travel times & accessibility

- Nice Airport → 25 minutes
- Monaco → 15 minutes
- Nice (city centre) → 20 minutes
- Cap-Ferrat → 5 minutes
- Villefranche-sur-Mer → 7 minutes

The Beaulieu-sur-Mer train station is exceptionally well connected to Nice, Italy and Monaco.

REAL ESTATE & MARKET FIGURES
(INDICATIVE)

The real estate market in Beaulieu-sur-Mer is stable, highly sought-after and premium.

Property availability is limited — especially for villas — which keeps prices high and value-retentive.

Average prices (2025, indicative):

- Apartments: €9,500 – €12,500 per m²
- Houses/villas: €12,000 – €25,000+ per m² (premium segment, depending on sea view and garden)

Top-end villas with sea views or direct access to Cap-Ferrat can be significantly higher.

Demand is structurally strong, especially from international buyers.



Buyer's Compass

NAVIGATING THE FRENCH PURCHASING PROCESS

Purchasing a home in France frequently generates as many inquiries as aspirations: what are the supplementary expenses? What is the nature of the *compromis de vente* (sales agreement)? And what precisely does "notarial obligation" entail?

In this section, we will emphasize a particular facet of the French purchasing process. We will elucidate it in a clear manner, avoiding unnecessary jargon while focusing on legal and practical details. Whether you are still considering your options or have made significant progress, the Buyer's Compass provides clarity and structure for every phase of your purchasing journey.

COOLING-OFF PERIOD WHEN BUYING PROPERTY

In France, the SRU cooling-off period (Loi "Solidarité et Renouvellement Urbains") is an important safeguard for buyers in real estate transactions. But do you know exactly when this ten-day period officially begins? A ruling by the French Court of Cassation (Cour de cassation, Third Civil Chamber, 19 December 2024, no. 23-12.652) has now settled the debate once and for all.

What is the SRU cooling-off period?

Non-professional buyers of residential property have a ten-day right of withdrawal.

Within this period, they may cancel the purchase without penalty. The way this period is calculated is crucial, as it determines whether a withdrawal is legally valid.

The clarification by the Court (19 December 2024)

The Court confirmed that the cooling-off period begins on the day after the first presentation of the registered letter by which the agreement (*compromis* or *promesse de vente*) is served.

This is how the rules work in practice:

- Registered mail with acknowledgment of receipt: the ten-day period starts on the day after the first presentation of the letter.
- Hand delivery in person: the period begins on the day after the date on which the buyer signs for receipt.
- Electronically registered mail: the period runs from the day after the electronic notification is received.

This ruling is important because there had previously been uncertainty. Some practitioners believed that the countdown began one day later — that is, on the second day after notification.

Legal basis

Two codes underpin these rules:

- Code de la construction et de l'habitation (art. L271-1): confirms that the period begins on the day after the first presentation of the notice.
- French Code of Civil Procedure (art. 641): stipulates that when a time period is expressed in days, the day of notification itself does not count.

What does this mean for the parties?

For buyers: pay close attention to the exact date of notification to avoid the cooling-off period expiring.

For sellers and agents: ensure correct information is provided to prevent disputes and to guarantee compliance.

Who is entitled to the cooling-off period?

This right applies exclusively to non-professional buyers purchasing residential property — whether it is a primary residence, second home or investment. It includes:

- Direct purchases of residential property.
- Real estate intended for residential use.
- Shares granting rights to a dwelling.
- Off-plan purchases (VEFA) and sales in future state of completion.

Why this matters

By clarifying the starting point of the SRU cooling-off period, the Court has increased legal certainty in real estate transactions. A clear application of this rule enables all parties to act confidently, comply with the law and reduce the risk of disputes.

Art & Culture

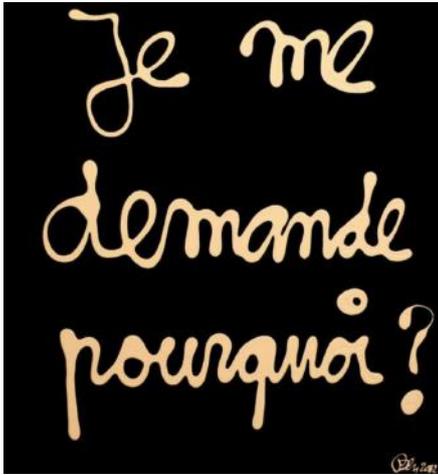
In each edition, we feature an artist, architect, or building that enriches, astonishes, or challenges the Côte d'Azur. From iconic modernism to instinctive contemporary expression, we consistently focus on the narrative that underlies it.

BEN VAUTIER – “THE MAN OF THE SENTENCES ON THE WALLS”

If you walk around Nice or anywhere along the Côte d'Azur, chances are you've already seen his work without realizing it. Short, handwritten sentences in white letters on a black background — often funny, sometimes philosophical, sometimes a little cheeky. That is Ben — fully Benjamin Vautier (1935–2024) — one of the most famous artists of the École de Nice.

Ben was born in Naples, traveled half the world as a child, and arrived in Nice in 1949. As a young man in his twenties he started working in a bookshop, and later opened a small second-hand record store. That store, “Laboratoire 32”, quickly evolved into a sort of laboratory of ideas. Artists like César, Arman, Martial Raysse and Yves Klein came and went. Surrounded by stacks of records, Ben began creating his first “writings”: short sentences that spoke directly to passers-by.





His famous statement:

"Anything, in any way, in any place can be a wonderful work of art."

captures his entire way of thinking. For Ben, art did not belong safely inside a museum — it belonged in the middle of everyday life. Inspired by Marcel Duchamp and the Fluxus movement, he pushed the idea even further: he literally signed anything — from household objects to bits of rubbish — to show that art can simply be what we normally overlook. "I believe that art lies in intention, and that all you need to do is sign," he once said.

In the 1960s and 1970s, Ben became an important figure in the international art world. He took part in Documenta 5, exhibited at the Centre Pompidou, and opened his own mini-gallery in Nice: "Ben doute de tout" ("Ben doubts everything"), a three-by-three-metre space where he gave young artists a platform. His original shop in Nice was later purchased and preserved in its entirety as an artwork by the Musée national d'Art moderne (Centre Pompidou Paris).



His house close to Nice

Although his calligraphy looks playful and almost childlike, his texts are anything but naïve. They deal with ego, truth, art, power and everyday life. One of his recurring themes was the artist's ego. About composer John Cage he once said:

"When John Cage says: 'everything is music', that isn't true. What he really means is: 'everything is John Cage!'"

Ben remained active well into old age: he wrote, exhibited, organised discussions, sent long newsletters, and filled his house in the hills above Nice with art, objects, words and ideas. That house became a kind of total artwork in itself.

In June 2024, his life came to a sudden and tragic end: Ben committed suicide, one day after his wife Annie died of a stroke. With his passing, Nice lost not only an artist, but also a piece of its identity.

For anyone who wants to see the Côte d'Azur as more than sun, sea and beaches, Ben is a perfect gateway to the more unconventional, artistic side of Niçoise culture. His sentences stay with you — sometimes light, sometimes sharp — but always with the same message: art and life belong together.

Where can you see Ben in and around Nice?

MAMAC – Musée d'Art Moderne et d'Art Contemporain (Nice)

MAMAC holds a large collection of works from the École de Nice, including several pieces by Ben.

Le Magasin de Ben (reconstructed)

His original little shop, "Laboratoire 32", in Nice was dismantled in 1972 and later fully reconstructed at the Centre Pompidou in Paris. But in Nice you can still find references to the original space, especially in exhibitions related to the École de Nice.

The writings on the walls

Ben's iconic white sentences on a black background appear throughout Nice and nearby villages. Some are temporary, others semi-permanent, but they are always instantly recognisable. Keep an eye out in: small studio windows, art shops, cultural organisations — or simply on passing buses!

Villa Arson (Nice)

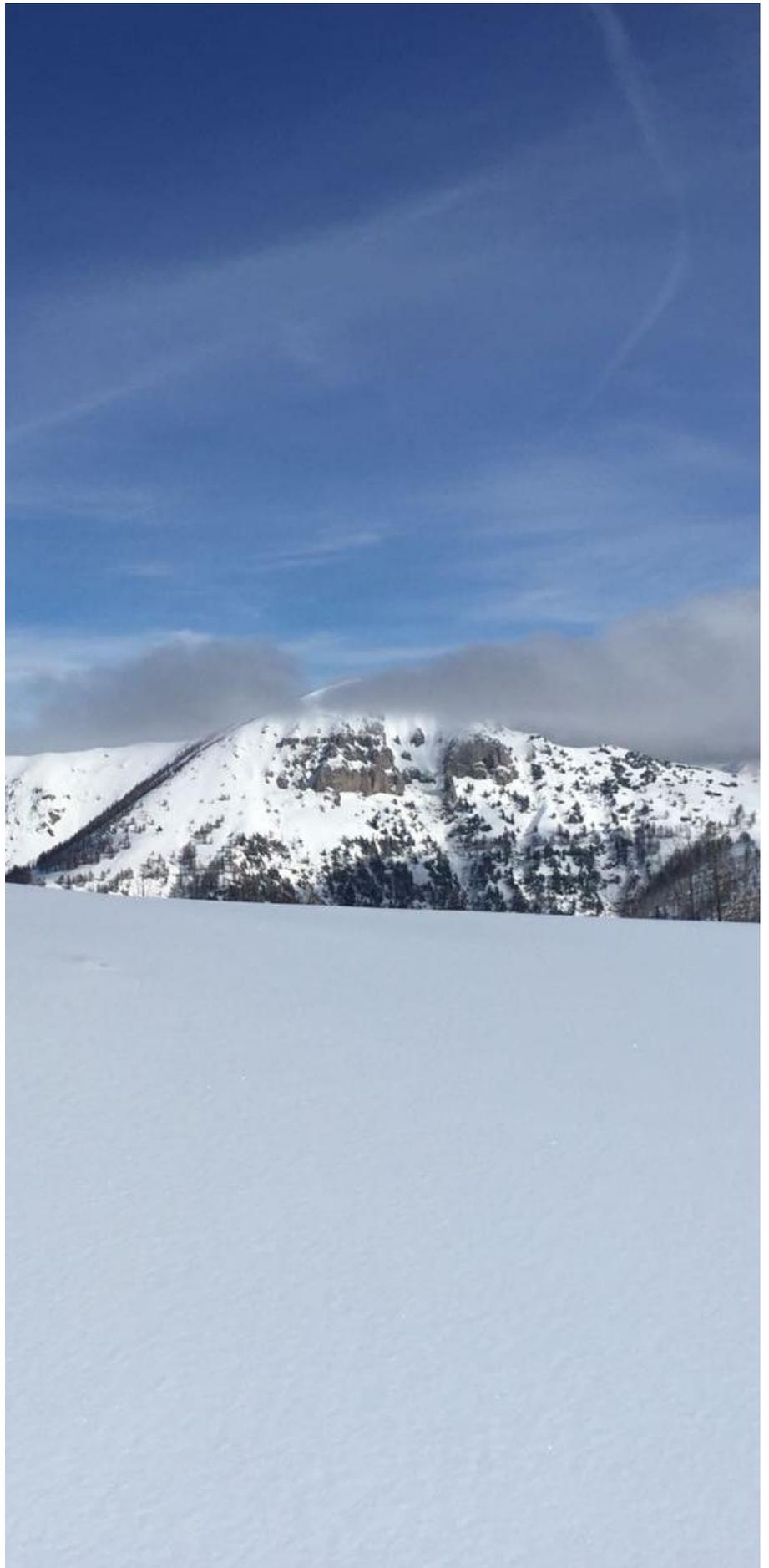
This art centre and academy collaborated with Ben on many occasions. You will often find documentation, archives and temporary presentations that place his work within the broader Niçoise art scene.

His house in Saint-Pancrace

Since 1975, Ben lived in a house in the hills above Nice that is itself a work of art: filled with objects, texts, installations and ideas. You cannot visit it, but you can see it from the outside on the hillside — a kind of creative "total sculpture" that tells the story of who he was.

OUTDOOR WINTER HIKING

Winter hiking is one of the great luxuries of the South of France — snow and sea in a single day





“Cappuccino with a sea view, an hour later walking through the snow. Only possible on the Côte d’Azur.”

THE QUIET MAGIC OF THE MOUNTAINS

Less than an hour from Nice, you can discover a different world in winter: white peaks, peaceful valleys and crisp mountain air that tingles on your skin. Take a day to escape and go on a winter hike.

3 ENCHANTING WINTER ROUTES

1. Vallée de la Gordolasque

A wide, serene valley in the Mercantour area. Perfect for relaxed walkers and photographers.

2. Le Boréon

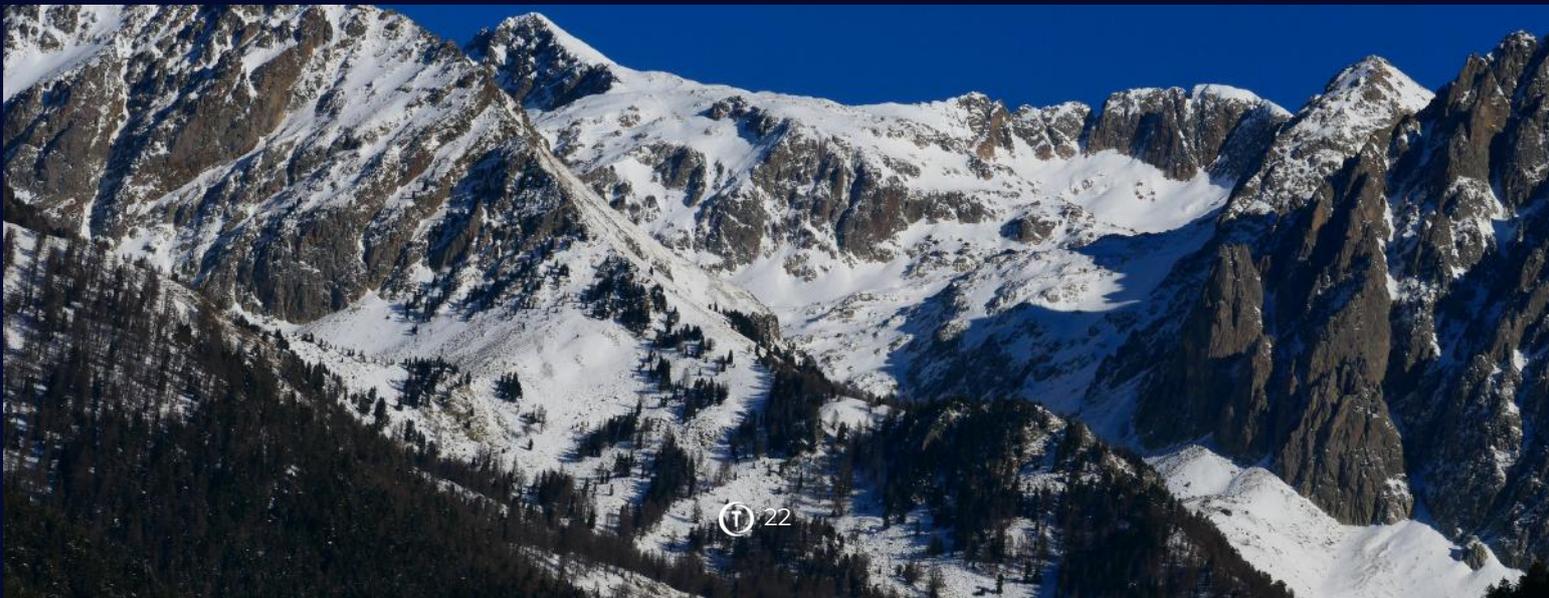
A charming mountain village, ideal for winter walks. Regular chance of spotting chamois.

3. Mont Chauve

The hike for those who want it all: sea views and Alpine scenery. A panoramic viewpoint that is especially breathtaking in winter.

WHY WINTER HIKING IS SO SPECIAL

- Peace & quiet — the trails are almost empty
- Brilliant light — the winter sun gives the landscape a poetic glow
- Mild climate — often 10–12°C at 1,000 metres altitude
- Easily accessible — from Nice you reach the high mountains in just 45–60 minutes





“Like walking on clouds — that’s what snowshoeing feels like.”

HIKING WITH SNOWSHOES

Snowshoes make winter hiking easier, safer and more enjoyable. You can walk effortlessly across snowfields without sinking in.

Why snowshoes?

- No skiing experience needed
- Calm, relaxing and safe
- Suitable for families
- Beautiful routes off the beaten path

Where to rent?

- Le Boréon Nordic Center
- Sports shops in Auron, Isola 2000, Valberg

For great routes, check the website: RandOxygène.



Practical tips

- Start early — the light is at its best
- Check weather & snow levels
- Wear good shoes + layers
- Bring water + snacks (mountain huts often closed)
- Download the route in advance (signal varies)



Why us?



*Your Boutique Real Estate agency
on the Côte d'Azur*

GUIDANCE THROUGHOUT THE ENTIRE BUYING PROCESS, FROM OFFER TO COMPLETION

toco d'azur is a boutique real estate agency with a personal, attentive and international approach. We assist clients in buying and selling property on the Côte d'Azur, with a strong focus on quality, transparency and care. Not a large, impersonal office, but a dedicated team offering genuine personal attention.

Our strength lies in combining technical expertise, local market insights and a down-to-earth way of working that international clients appreciate. Whether you are looking to buy a property or wish to sell one, we ensure that the entire process is clear, honest and fully guided from start to finish.

What makes us unique is our way of working: small-scale, meticulous and fully tailored to the needs of our clients. No standard approach, but bespoke advice based on facts, experience and deep knowledge of the French real estate market.

Our boutique approach means:

- ✓ personal contact from beginning to end**
- ✓ complete transparency at every stage**
- ✓ attention to detail, care and precision**
- ✓ flexibility and genuine strategic thinking**



*Your Boutique Real Estate agency
on the Côte d'Azur*

Most of our clients come to us for buying guidance — and with good reason. The French purchasing process is unique, legally complex and can quickly become overwhelming for international buyers. We make it clear, structured and secure.

***“We look beyond the view.
We look at the foundation, the technical systems and the
paperwork.”***

Our background in construction engineering, project management and local regulations means that we assess properties not only for their aesthetic qualities, but also for structure, value and potential risks.

Our team consists entirely of Dutch professionals who have lived in France for many years. This creates a unique blend: Dutch clarity & reliability + French charm, flair and local expertise.

We assist Northern Europeans, Brits, Americans and other international clients who seek certainty, quality and peace of mind throughout the process.

Still unsure? Contact us for a no-obligation introductory call!

TEAM



PATRICIA TEN HAVE

Patricia is a civil engineer who spent many years in the Netherlands as a project manager in the construction sector, overseeing significant utility and healthcare projects. In 2009, she relocated to the South of France, drawn by its appealing living conditions, and established her own real estate agency in Nice. After becoming acquainted with the French real estate system, she also ventured into home construction, collaborating with various architects along the Côte d'Azur. In 2012, Patricia merged her real estate agency with tóco d'azur, which was owned by Sylvia Tóth. By 2015, she had assumed complete control of the company, while Sylvia Tóth, as a former founder, continues to play an active role in tóco d'azur.



JENS PANNEMAN

Jens has been employed at tóco d'azur since 2016. He pursued a law degree in Amsterdam but has consistently maintained a strong interest in the real estate sector. In the Netherlands, he was affiliated with a real estate agency in 't Gooi. The diverse interactions and the process of connecting buyers and sellers, each with their unique requirements, contribute to the variety and challenges of Jens's work. With his determination and straightforward approach, he takes pleasure in assisting individuals in acquiring their ideal house or apartment. Jens primarily operates in the vicinity of Nice. His expertise regarding the region and its diverse towns and villages is indispensable.



CLAUDINE APÓN

After emigrating with her family in 2015, Claudine began her career as a real estate agent in the Alpes-Maritimes region and has been affiliated with Toco d'Azur since late 2019. By attentively listening to her clients' needs, offering tailored guidance throughout the search process, and leveraging her extensive local knowledge, she excels in assisting clients in finding their ideal house or apartment. In addition to her expertise in the housing market, she can leverage her personal experience to provide valuable insights into the process of purchasing a second home or relocating abroad. Her specialization encompasses the Antibes, Cannes, and Mandelieu region, as well as the adjacent countryside, including Grasse, Mougins, Valbonne, and Vence.



PIETER DE MIK

Pieter has been engaged in the real estate sector in the South of France for many years. He is pleased to assist clients in locating a suitable house, apartment, or plot of land, along with all associated processes. His connections with fellow French real estate agents and homeowners in the region are invaluable in this endeavor. Pieter has resided in Nice since 2010, granting him a deep understanding of the city and its attractions. For those who prefer not to establish a permanent residence in Nice or its vicinity, a second home presents an appealing option. With Nice's international airport, the city is readily accessible from around the globe. Leveraging his expertise in Nice, the surrounding areas, and his extensive network throughout the South of France, Pieter is dedicated to helping you discover the ideal property.



YVONNE VAN ZADELHOF

Yvonne offers a unique blend of versatility and commitment to clients within the Côte d'Azur real estate sector. Her extensive experience has equipped her with a sharp eye for detail and a profound understanding of client requirements. With her exceptional interpersonal skills and enthusiasm for human interaction, Yvonne excels in cultivating enduring relationships based on trust. Her proficiency in Dutch, French, German, and English renders her a versatile real estate agent. With more than 30 years of experience in Monaco, Yvonne possesses comprehensive knowledge of the local real estate market and leverages her extensive network to secure the best opportunities for her clients.



JEROEN ZAAT

Jeroen, who began his career as a geologist, relocated to the Côte d'Azur in 2000 and has been engaged in the real estate sector since 2003. He possesses comprehensive knowledge of the intricacies of the various markets from Menton to Hyères, maintains an extensive network, and holds a significant portfolio of off-market properties. He attentively listens to his customers, striving to identify precisely what they seek, while also providing guidance and support following a purchase or sale. Additionally, Jeroen is a certified Expert Immobilier, and through his association with C.N.E. (Centre Nationale des Experts Immobiliers), he is able to provide appraisals for apartments, villas, and plots of land in cases of divorce, death, or sales from SCI, among others. He is proficient in multiple languages: Dutch, English, French, and German.

READY FOR THE CÔTE D'AZUR?



Contact us for a no-obligation
introductory meeting!

*Happy Holidays and a Marvellous
2026*

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