

tóco d'azur

Living the French dream



SUMMER 2025

REAL ESTATE MAGAZINE CÔTE D'AZUR



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Summer vibes

Summer on the Côte d'Azur marks a key moment in the year. The property market is active, international visitors return, and the region continues to demonstrate why it remains so attractive to those considering a home in the South of France. For anyone exploring the possibilities—or already searching—this is an ideal time to assess current opportunities and evolving trends.

In this edition, we turn our attention to Valbonne, a village that balances Provençal charm with a distinctly international atmosphere. We also provide an update on recent price developments, and in our Buyer's Compass feature, we clarify the additional costs involved in purchasing property in France—an area that often raises questions among prospective buyers. Our Art & Culture section highlights the story behind Villa E-1027, while our Active feature explores the Chemin de Nietzsche—a hillside trail where history, philosophy, and the Riviera landscape converge.

We hope this magazine brings both clarity and inspiration as you consider life on the Côte d'Azur.

Wishing you a wonderful summer!

Patricia ten Have

CO-FOUNDER TÓCO D'AZUR



Life from Côte to Countryside

A COASTLINE OF CONTRASTS

Between the Italian border and the Bay of Saint-Tropez lies a coastline that has captivated imaginations for decades. However, those who perceive the Côte d'Azur solely through the lens of summer crowds, beaches, and palm trees overlook its essence. Life on the Côte d'Azur is not merely an endless vacation; it embodies a distinct rhythm—a harmonious blend of professional pursuits and quality of life.

From Menton, where citrus orchards cling to the mountainsides and the Italian influence is evident, the coastline follows a diverse trajectory. Roquebrune-Cap-Martin provides vistas of Monaco, where the city and cliffs appear to merge. Next is Nice: dynamic, cultural, exuding Mediterranean splendor and home to a flourishing international community. Here, Belle Époque palaces coexist with studios, tech enterprises, and a lively urban economy.

Further along the coast is Antibes, renowned for its ancient ramparts, marina, and the Picasso Museum, which showcases the region's artistic heritage.

Cannes, renowned globally for its film festival, merges opulence with liveliness: the city features beaches, commerce, and an expansive boulevard where individuals promenade, socialize, and indulge throughout the year.

Then the atmosphere transforms. The coastline becomes more verdant, and the buildings less concentrated. In Théoule-sur-Mer, the rocks supplant the architecture, and from that point, the Var reveals itself: a region where space, nature, and tranquility coexist harmoniously – extending all the way to the Bay of Saint-Tropez.

‘ A LOCATION WHERE
PROFESSIONAL RHYTHM AND
QUALITY OF LIFE ARE
SEAMLESSLY HARMONIZED ,

In villages such as Sainte-Maxime, La Croix-Valmer, and Le Rayol-Canadel, one can immerse oneself in the tranquility of the South of France while remaining connected to the international community. Additionally, there is Saint-Tropez, the renowned fishing village that has epitomized style, status, and summer liberation since the 1950s, yet retains a surprisingly understated, village-like atmosphere during the off-season.



THE VAR: TRANQUILITY, HARMONY, AND CADENCE

The Var inland presents an alternative viewpoint of the Côte. Absent are the yachts and the jet set; instead, one finds vineyards, olive groves, and a sense of tranquility. In villages such as Lorgues, Cotignac, Tourtour, and Fayence, life unfolds at a more leisurely rhythm. The mistral can be heard, the fragrance of jasmine is in the air, and the sun gracefully traverses the terracotta landscape.

Buyers are establishing themselves here, seeking space, authenticity, and a high quality of life, located just 40 to 60 minutes from the coast.

The residences in this area of the region are frequently expansive, rich in character, and provide ample opportunities for outdoor living. Envision bastides featuring shaded terraces, contemporary villas equipped with home offices, and breathtaking vistas of the countryside.

‘WORKING AMIDST OLIVE TREES, ENJOYING LUNCH IN THE VILLAGE SQUARE, AND CONCLUDING THE DAY WITH A GLASS OF WINE UNDER THE EVENING SUN: THAT IS LIFE.’



LABORING IN THE REALM OF LEISURE

What was previously regarded as a holiday destination-

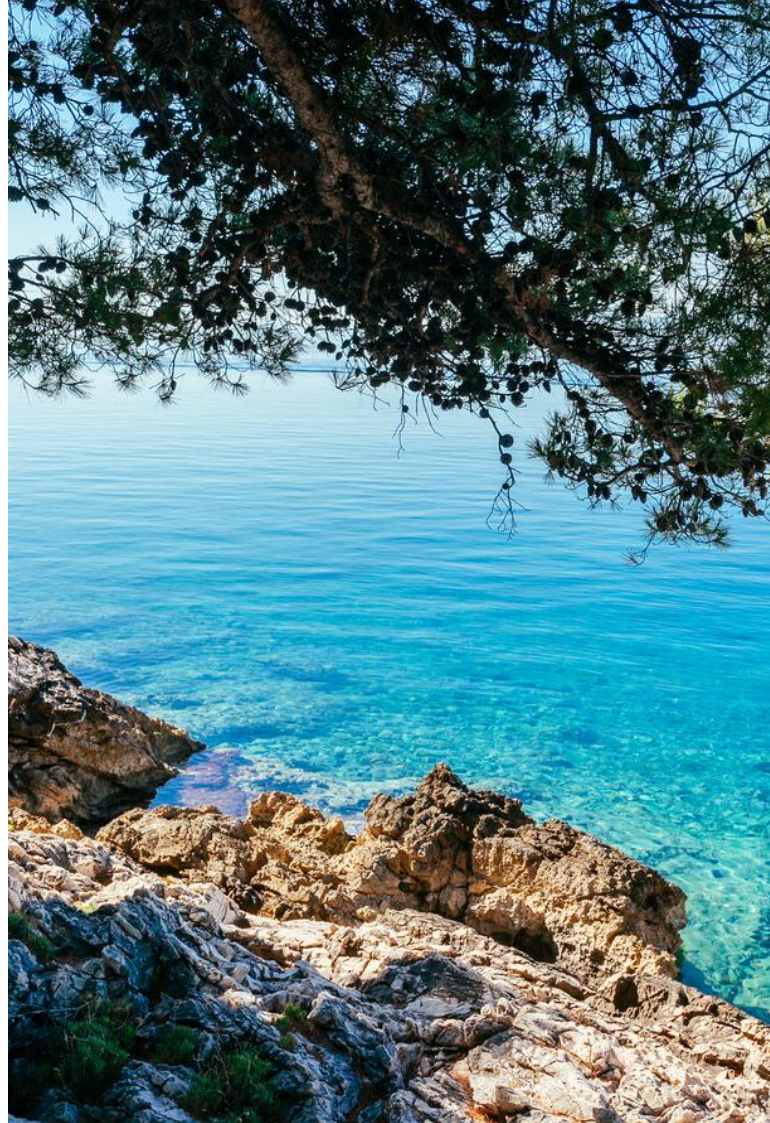
Ming has now evolved into a fully developed residential and commercial area. Working from home on the Côte d'Azur is no longer exclusive to digital nomads or retirees; it has increasingly become a rational choice for entrepreneurs, freelancers, and hybrid workers who deliberately prioritize quality of life.

The day begins early on the terrace, savoring coffee in the sunlight. Work proceeds uninterrupted, accompanied by a view of the olive trees or the sea. As lunchtime approaches, you shut your laptop and take a leisurely walk to the village square, or you prepare the outdoor table for a simple salad.

Then follows a brief interlude – a siesta, a swim, or simply reading a book in the shade – after which you conclude your workday with revitalized focus.

As the afternoon draws to a close, the other half of life commences: the aperitif, the leisurely dinner, and the open window accompanied by the distant sound of cicadas.

This lifestyle is not only pleasurable but also remarkably productive. The blend of tranquility, openness, nature, and organization promotes exceptional focus.



The Côte d'Azur encourages a reevaluation of time—not as a commodity to be occupied, but as a resource to be utilized judiciously.

More than merely a destination, it is a home. Whether you reside in a villa overlooking Saint-Tropez, an apartment in Menton, or a bastide in the Var countryside, life on the Côte d'Azur beckons you to slow down, savor experiences, and embrace a different rhythm than what you are accustomed to.

Price trends

Summer 2025 Côte d'Azur

ALPES-MARITIMES (DEPARTMENT 06): JUNE 2025

The Alpes-Maritimes real estate market is anticipated to maintain stability in the summer of 2025, with modest increases in the upper segments. The average price for existing homes stands at €5,766/m², reflecting an annual increase of +1%. In Nice, apartments are priced at approximately €5,000/m², whereas the more exclusive municipalities exceed €10,000/m².

- Nice reports an average of €5,016/m² for residential properties, remaining virtually unchanged since the beginning of this year.
- Cannes exhibits a modest increase of +3% compared to January, with apartment prices averaging €6,230/m².
- Antibes varies from €6,000 to €7,900 per square meter, contingent upon location and view.

A significant outlier is Saint-Jean-Cap-Ferrat, recognized as one of the priciest municipalities in France.

Here, apartment prices range from €12,000 to €15,000 per square meter. Detached villas with either a view or direct access to the sea command prices between €20,000 and €40,000 per square meter. These remarkable price points are attributed to the limited availability, the location on a secluded peninsula, and the allure for international buyers who prioritize privacy and scenic vistas.

Top 3 Most Expensive Municipalities – Summer 2025 (Current Real Estate):

1. Saint-Jean-Cap-Ferrat – as much as €40,000/m²
2. Villefranche-sur-Mer – approximately €11,000/m²
3. Beaulieu-sur-Mer – approximately €10,800/m²





VAR (DEPARTMENT 83): JUNE TO JULY 2025

In the Var region, the median price for existing homes stands at €3,937/m², reflecting a modest decline of -1.2% since January. Nevertheless, the market exhibits considerable disparities between coastal and inland areas.

- Saint-Tropez continues to occupy a premier position.
 - Apartments: average €11,005 per square meter
 - Houses: up to €25,594/m², with exceptions for sea views and waterfront properties.
- In Sainte-Maxime, prices are somewhat reduced:
 - Apartments: approximately €5,819/m²
 - Houses: average €8,372 per square meter
- Grimaud, Bandol, and La Croix-Valmer are priced between €6,400 and €6,700/m², remaining stable since spring.
- In the hinterland, villages such as Lorgues, Cotignac, and Fayence exhibit prices ranging from €2,900 to €3,500 per square meter, reflecting a modest increase of 1 to 2%.

CONCLUSION

- Alpes-Maritimes is exhibiting a robust and stable market, particularly within the high-end segment. The coastal area between Nice and Menton continues to attract international interest.
- Saint-Jean-Cap-Ferrat and St. Tropez continue to be the most costly municipalities, catering to a specialized market for ultra-luxury real estate.
- The Var presents a greater degree of price dynamism: the coastal region maintains stable pricing, whereas the inland areas appeal to those seeking space, tranquility, and potential returns.

FEATURED

VALBONNE

A Provençal village with a global ambiance



Less than a thirty-minute drive from the beaches of Antibes and Cannes you find Valbonne—a village that distinguishes itself from the typical medieval mountain settlements of the region. Instead of steep streets or an irregular layout, it features a surprisingly linear street pattern surrounding a vibrant village square. This design, influenced by Roman urban planning, dates back to the 16th century when monks from the abbey established the settlement.

Visitors to the village on Fridays will encounter the weekly market, featuring a varied array of regional products, artisan textiles, lavender, art, and antiques beneath the plane trees of the central square. Even on non-market days, the town center remains vibrant, offering an extensive selection of restaurants, cafés, and boutiques. The culinary landscape is both diverse and approachable, ranging from elegant dining to traditional Provençal fare.



BETWEEN SEA AND SCIENCE

VALBONNE



Valbonne attracts a diverse international audience, largely owing to its proximity to Sophia Antipolis, the largest technology park in Southern Europe. Nevertheless, the village has preserved its authentic charm, featuring tranquil residential neighborhoods, nearby natural spaces like Parc de la Brague, and a schedule filled with intimate cultural events. In the evenings, particularly during the

summer months, the village center evolves into a gathering spot for both residents and visitors. Music resonates in the square beneath the arcades, children frolic in the streets, and the ambiance is welcoming. For those seeking to balance the serenity of the countryside with the vibrant beach life of the Côte d'Azur, Valbonne serves as a strategic and appealing base.

VALBONNE IN FIGURES

Valbonne is a moderately sized municipality characterized by its international demographic, largely attributable to the proximity of Sophia Antipolis. Population: approximately 13,000

Average house price (2024):
Apartment: €5,100 per square meter
House: €6,200 per square meter
Source: Notaries of France / Best Agents

Location:
25 km from Nice Airport
12 km from Antibes
14 km from Cannes

Number of hours of sunshine per year: approximately 2,700 – significantly exceeding the French average.

Market Day: Every Friday from 8:00 AM to 1:00 PM – Place des Arcades and adjacent streets

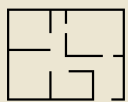
Green space: Parc de la Brague: approximately 600 hectares of designated nature reserve. Over 45 km of walking and cycling trails within and surrounding the municipality.

International presence: Over 60 nationalities are represented in local education and business, in part due to Sophia Antipolis.



FOR SALE

Valbonne €1,795,000



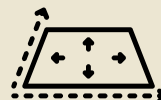
225 m²



5



3



2800 m²



Discover this enchanting Provençal villa, located within a prestigious private estate near the idyllic village of Valbonne. Spanning 225 m² of living space, this sophisticated villa is nestled in a meticulously landscaped 2,800 m² garden. Boasting sun-drenched terraces, multiple lounge areas, a heated swimming pool, and a pool bar, this residence serves as the quintessential retreat for families and friends in search of comfort, luxury, and tranquility in a secure and serene environment.

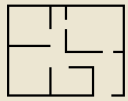


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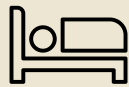


FOR SALE

Valbonne €1,870,000



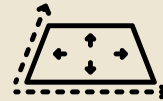
200 m²



5



3



3875 m²



This meticulously maintained villa, spanning approximately 200m², provides complete tranquility, stunning views, and is within walking distance of the village of Valbonne. The village of Valbonne is conveniently reachable on foot, located just 2 km away. Several shops and a supermarket are situated at the entrance of the estate, while Sophia Antipolis is a mere 5-minute drive. The airport is only 20 minutes away.



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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.

ADDITIONAL PURCHASE COSTS

Anyone purchasing a home in France will encounter several additional costs beyond the agreed-upon purchase price. These expenses can total approximately 7 to 8 percent of the purchase price for existing properties. Consequently, it is essential to incorporate this into your budget in advance.

The majority of the supplementary expenses comprise what are referred to as notary fees. This terminology can be somewhat misleading, as only a minor fraction is allocated to the notary. The overwhelming majority

pertains to Taxes and levies collected by the notary on behalf of the French government. When acquiring an existing home, these expenses generally range from 7 to 8 percent of the purchase price. For new constructions or homes recently sold under the VAT scheme, the notary fees are significantly lower, approximately 2 to 3 percent.

Real estate agent fees can significantly influence transactions. In France, it is customary for these fees to be incorporated into the asking price, referred to as a "FAI" (*frais d'agence inclus*) price.

However, it is prudent to verify who officially bears the costs, as this can influence the calculation of the transfer tax. Real estate agent commissions generally range from 4 to 6 percent of the sales price.

For buyers utilizing a mortgage, there are supplementary expenses, such as securing a mortgage or bank guarantee. These costs, which encompass the bank's administrative fees, typically range from 1 to 2 percent of the financed amount. Additionally, the bank may necessitate an independent appraisal, incurring further expenses.

Depending on your circumstances, there may be supplementary

expenses, such as the utilization from a certified translator, a legal consultant, or a secondary notary in the country of origin.

This is especially true for international buyers who do not fully comprehend the French legal system or who seek additional assurance.

Finally, it is essential to take into account the fixed costs following the purchase, including the annual property tax and, if applicable, the habitation tax. For apartments or houses with shared amenities, there are also copropriété charges—service fees for the upkeep of common areas. The magnitude of these expenses is invariably linked to the property.



Art and 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.

VILLA E 1027 BY EILEEN GRAY AND LE CORBUSIER

In Roquebrune-Cap-Martin stands an iconic residence that transcended its role as a mere summer home.

The encounter between Eileen Gray and Le Corbusier represents a captivating episode in the history of modern architecture.





Eileen Gray and Le Corbusier



Le Corbusier



The Throne of the Dragon

On the periphery of Roquebrune-Cap-Martin stands an architectural landmark now regarded as one of the most significant modernist villas in Europe: Villa E-1027. Designed in the 1920s by Irish designer and architect Eileen Gray, in collaboration with her partner Jean Badovici, the villa is currently overseen by the Centre des Monuments Nationaux and showcases murals by Le Corbusier, among others. However, beneath the concrete and glass façade lies a complex narrative of collaboration, appropriation, and rediscovery.

EILEEN GRAY: TRAILBLAZER AND IDEALIST

Eileen Gray was born on August 9, 1878, in Enniscorthy, Ireland. She evolved into a multifaceted artist, furniture designer, and architect. Following her studies in London, she relocated to Paris in 1907.

From 1910 onward, she became immersed in the avant-garde art

scene in Paris. She established her own studio and quickly garnered commissions from notable collectors, including Jacques Doucet. She designed furniture that harmonized Art Deco, Modernism, and organic forms, cultivating a style that was both elegant and practical. However, her work remained undervalued for decades, in part due to her status as a woman in a male-dominated field. It was not until the 1970s that she began to receive broader recognition. For instance, her "Fauteuil aux Dragons" was sold at auction in 2009 for €21.9 million.

THE INCEPTION OF E-1027

Between 1926 and 1929, Gray collaborated with Jean Badovici to design Villa E-1027. The residence was intended to function as his summer retreat: a space for work, exercise, and hosting guests. Gray traversed the entire Côte d'Azur – from Saint-Tropez to Menton – to discover the ideal

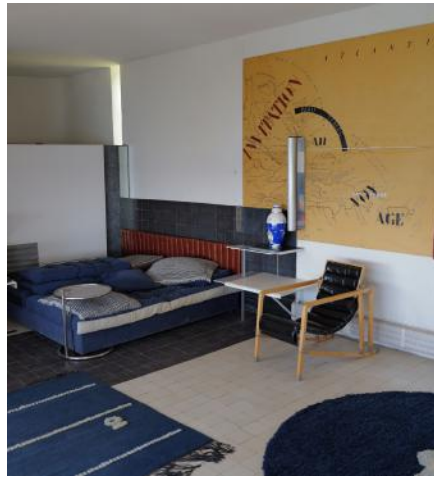
location. She selected a sloping parcel in Roquebrune, close to the sea, surrounded by pine trees and lentisks. The site was secluded and challenging to access, yet it provided breathtaking views of the bay.

The villa was constructed using reinforced concrete and hollow brick, adhering to the tenets of modern architecture. However, the design transcended mere rationality. Gray skillfully manipulated space, perspective, and movement. The entrance is approached via a meandering path and an unexpected chicane, revealing the view only at the final moment. The house's layout evokes imagery of a ship, featuring a series of compact, thoughtfully designed spaces. Emphasis was placed on light and air, as well as warmth and a sense of security, contingent upon the house's orientation towards the sea and the mountains.

Villa E-1027: The "E" represents Eileen, the "10" corresponds to the tenth letter of the alphabet, signifying the first name of her lover, Jean Badovici. The "2" denotes his surname, while the "7" refers to her surname.



5 camping cabins



Salon Villa



Stairs leading to the rooftop observation area

Gray employed innovative materials including polished aluminum, celluloid, and fiber cement. She personally designed the furniture to be practical, lightweight, and elegant. Each detail was meticulously crafted for coastal living, featuring folding tables, adjustable benches, and multifunctional storage units. The villa is regarded as a precursor to what is now termed bioclimatic architecture.

AN UNINVITED INTERVENTION: LE CORBUSIER

Upon its completion, E-1027 transformed into a gathering spot for Badovici's circle of acquaintances. In 1932, Gray departed. During her absence, Badovici extended an invitation to his friend Le Corbusier, who proceeded to paint several murals on the villa's walls in 1938 and 1939—without Gray's consent. The white walls, integral to the harmonious design, were subsequently covered. Gray was incensed.

The building sustained damage during World War II. Le Corbusier partially restored the paintings in 1949 and 1963. Four of these artworks have been preserved and are now designated as heritage.

FROM CABIN TO CAMPSITE

In 1949, Le Corbusier temporarily leased the villa from Badovici to engage in an urban development project. He frequently dined and resided at L'Étoile de Mer, a nearby restaurant owned by Thomas Rebutato. The camaraderie between the two culminated in Le Corbusier constructing a miniature house adjacent to the restaurant in 1952: the renowned Cabanon, presented as a birthday gift for his wife, Yvonne Gallis. This compact wooden edifice, designed according to his Modulor measurement system (3.66 m x 3.66 m), became his summer retreat. In 1954, a studio was incorporated, followed in 1957 by five simple camping units on the Rebutato property—early instances of modular holiday homes.

Corbusier was convinced that his life would conclude here. And so it transpired, sooner than anticipated: in 1965, he drowned in the bay at the age of 78.

DECOMPOSITION AND REJUVENATION

After Badovici's death in 1956, the villa was acquired by a friend of Le Corbusier, Madame Schelbert. Following her passing, the

The villa changed ownership multiple times. In the 1990s, the structure was partially looted and significantly damaged. In 1999, the municipality of Roquebrune-Cap-Martin took the initiative to acquire it. With the assistance of the Conservatoire du Littoral and the Centre des Monuments Nationaux, it underwent restoration.

The neighboring restaurant and Rebutato camping units were partially donated to the French state in 2000. A thorough restoration initiative commenced in 2006, with backing from entities such as the Principality of Monaco and the Cap Moderne organization. The project reached completion in 2021.

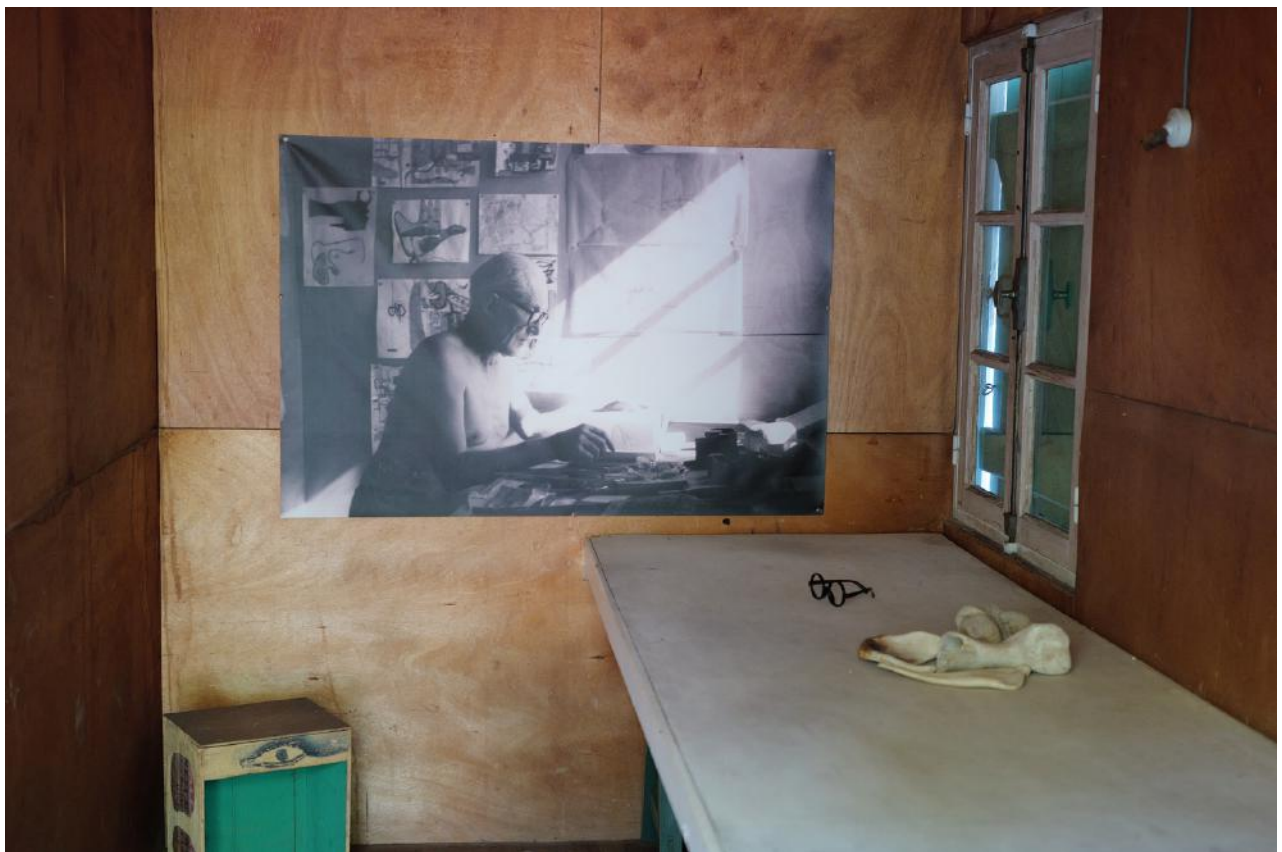
HERITAGE FOR THE FUTURE

Today, the villa, the cabanon, and the accompanying structures are designated as historical monuments. The cabanon is also recognized as a UNESCO World Heritage Site, representing one of Le Corbusier's most significant contributions. Collectively, they create a distinctive ensemble that draws thousands of visitors each year—a site where two interpretations of modernity, living, and humanity converge, clash, and persist in their inspirational impact.

For further information and viewings: [CAP MODERNE](#)



LE CABANON

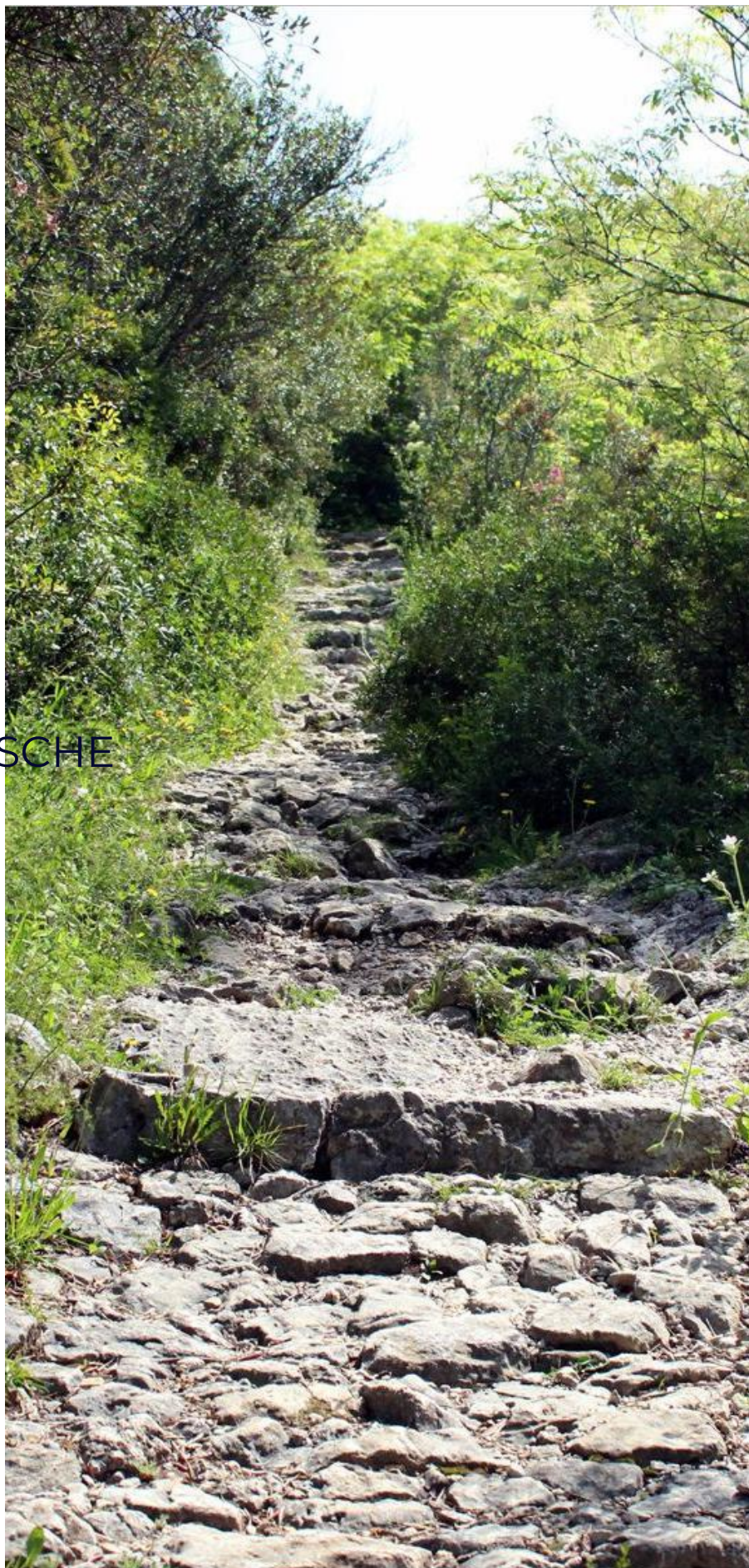


Interior Workshop

OUTDOOR

CHEMIN DE NIETZSCHE

A stroll from Èze-sur-Mer to the village of Èze (or vice versa).





THE ASCENT FROM THE COASTAL TERRAIN

Above the Èze-sur-Mer train station, a narrow mountain path commences, winding its way up the slopes of the Côte d'Azur. This route ascends not only in elevation but also in historical importance. It is known as the Chemin de Nietzsche, named after the German philosopher Friedrich Nietzsche, who traversed it multiple times during the winter of 1883. The path links the coast to the fortified village of Èze and is renowned for its steep inclines, breathtaking vistas, and philosophical relevance.

The trail ascends roughly 400 meters over a distance exceeding one and a half kilometers, scattered with stones and boulders. Hikers generally finish the trek in 45 to 60 minutes. The path is readily accessible but necessitates a certain degree of fitness. Early risers will evade the summer heat and will be rewarded with vistas of the Bay of Èze, Cap Ferrat, and the expansive Mediterranean Sea throughout the journey.

Upon reaching the summit of the ridge, the landscape unfolds, revealing the perched village of Èze, resembling a watchtower above the rocks. This physical endpoint signifies a symbolic transition: from exertion to perspective, from ascent to contemplation.

“And when he had reached the ridge of the mountains—behold! There lay the other sea before him. He stood still and was silent for a long time.”
— Friedrich Nietzsche, *Thus Spoke Zarathustra*



PRACTICAL INFORMATION:

- Èze-sur-Mer railway station
- End point: village of Èze (approximately 429 m elevation)
- Duration: 45–60 minutes ascent / 30–40 minutes descent
- Recommended: morning or early evening.
- Recommended: quality walking shoes
- A bus operates between Sea and Village.

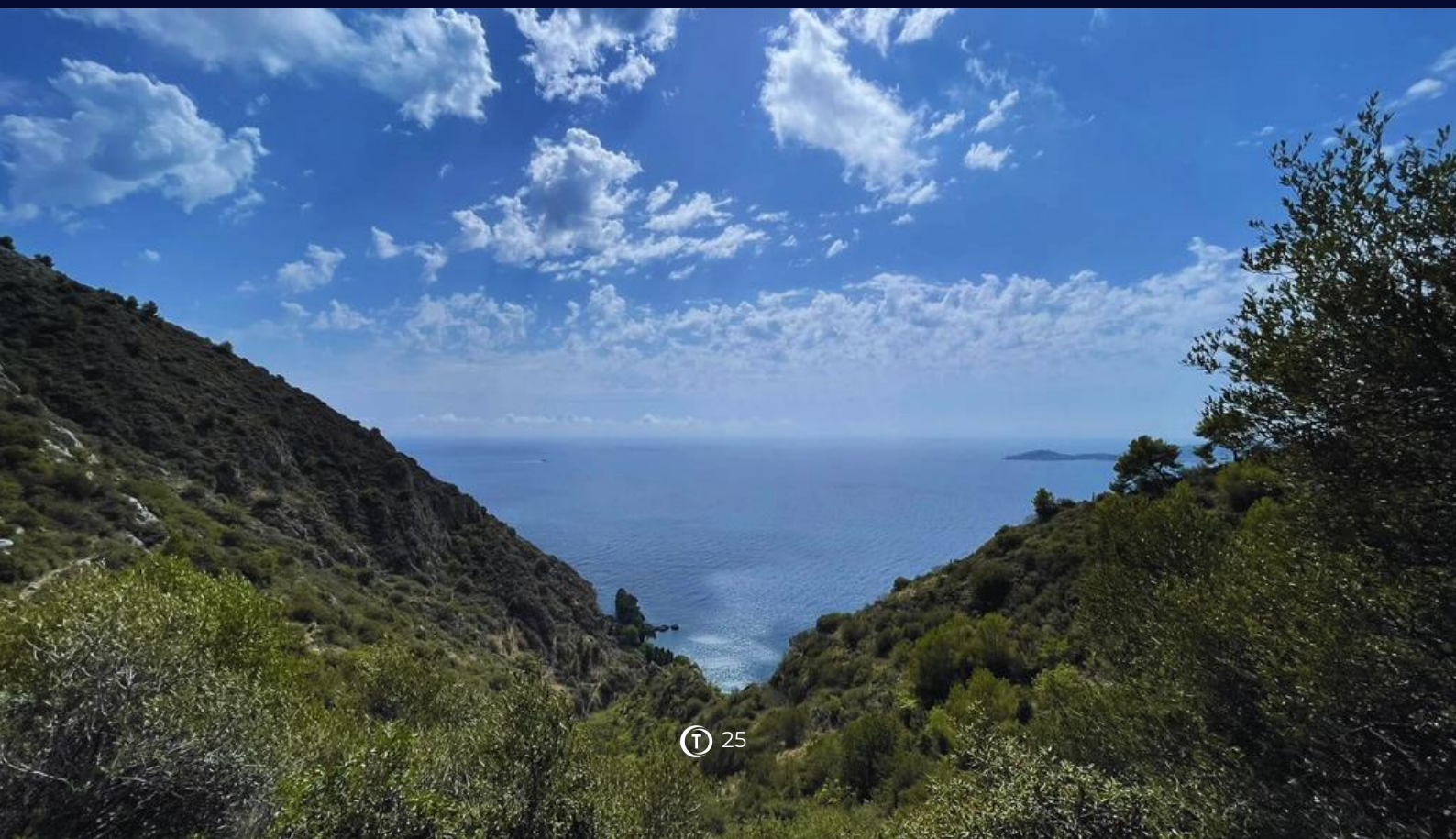


In 1883, Nietzsche resided in Nice, recuperating from illness and pursuing tranquility. During his strolls along the coast and to the mountain village of Èze, he discovered the physical and mental environment conducive to his work on "Also sprach Zarathustra." He regarded walking as a vital component of contemplation. The cadence of his footsteps, the shifting light and air, and the physical exertion all enhanced his mental clarity. The route connecting Èze to the coast embodies a philosophical landscape: the ascent serves as a metaphor for introspection, while the summit represents a moment of clarity. The quotation from his work, positioned near the ridge, encapsulates this experience with striking simplicity.

DID YOU KNOW THAT:

- The Chemin de Nietzsche was officially designated as such in the 1970s.
- Nietzsche characterized the region surrounding Èze as 'the healthiest place on earth.'
- Zarathustra, his alter ego in the narrative, resides in the mountains and descends to deliver his message.
- The walk spans 2 km and features an elevation gain of approximately 400 meters.

Today, the trail is less a typical tourist destination and more a walking route of cultural and historical significance. It represents not just a physical climb, but also a journey of reflection. Those who follow the path move through a landscape where nature, ideas, and design come together.



Why choose us?

SUCCESSFUL PURCHASE!

Founded in 1998, tóco d'azur specializes in facilitating residential property acquisitions along the southern French coast, from Menton to St. Tropez, as well as in inland Provence. With a pronounced emphasis on the mid-range and upscale markets, we integrate local knowledge with international experience. Since our inception, we have successfully overseen more than a thousand real estate transactions, predominantly for foreign clients.

Our services extend beyond merely locating the ideal home. We assist you throughout the entire purchasing process—from initial orientation to legal formalities. This encompasses property selection, price negotiation, legal due diligence, and navigation of the intricate French regulations. Even post-purchase, we continue to engage: we are familiar with partners in renovation, interior design, and property management.

As a buyer's agent, we possess direct access to an extensive and frequently discreet array of properties—often even prior to their official market debut. Whether you seek an apartment along the renowned Promenade des Anglais, a residence in the picturesque heart of Provence, an exclusive estate offering total privacy, or a vacation home, we are delighted to assist you in achieving your aspirations.

tóco d'azur functions with a compact and dedicated team comprising six certified real estate agents based in the region, complemented by a professional back office that handles marketing, publicity, and coordination. We are multilingual and well-versed in the unique requirements of international clients.

For international buyers, engaging a purchasing agent is not merely a luxury but frequently a necessity; it provides valuable insight, protection, and guidance in a market that can be challenging to navigate. Furthermore, our services do not impose any extra costs on you—the agent's commission in France is divided between the purchasing and selling agents.

Contact us to schedule a complimentary introductory meeting!

SUCCESSFUL TRANSACTION!

Entrusting the sale of your property to us ensures a seamless experience. We meticulously prepare for the transaction by performing all necessary inspections, compiling essential information, capturing appealing photographs at optimal times to showcase your property, crafting the sales narrative, and collaboratively determining the asking price. We prioritize sharing this information with prospective buyers who have expressed interest through inquiries. In the absence of an immediate buyer, we will implement our media strategy and list your property on various national and international sales platforms. Concurrently, we will engage local real estate agents to further promote your property.

Once a potential buyer is identified, we will assist you with negotiations. Should we reach an agreement, we will guide you through the entire process at the notary's office to ensure a seamless and successful sale.

Tóco d'azur boasts an international clientele. We are adept at collaborating with diverse cultures and are committed to achieving success on your behalf.



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 APON

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 Venice.



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.

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