Area shortfall — 4-room flat, rue Chappe

LINDBERGH FORMATION — 16 rue de Maillé, 91310 Montlhéry, France · Companies register (RCS) Evry 817 946 114

Document issued on 09/11/2026

78 m² stated / 73.4 m² surveyed · fictional document

Fictional document — demonstration example

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Fictional document, produced for demonstration. **No price is recalculated here.** The proportion is worked out on a basis the notary settles; this document puts three papers side by side and quotes a text.

What the three documents say

Document	Date	Area stated
Survey filed with the instruction	14/03/2026	**73.40 m²**
Online listing	19/03/2026	**78 m²**
Preliminary contract, page 2	22/06/2026	**78 m²**

Calculation	Value
Shortfall in m²	4.60 m²
Shortfall against the stated area	**5.90%**
Threshold in article 46	5%

> **The shortfall exceeds the threshold by 0.9 of a point.** A 4.9% shortfall would open nothing; this one opens a claim. That is why the figure is given to two decimals and not rounded.

The text, quoted and not interpreted

Article 46 of French law no. 65-557 of 10 July 1965. Where the actual floor area is **more than one twentieth** below the area stated in the deed, the seller bears, at the buyer's request, a **price reduction in proportion to the shortfall**. The claim must be brought **within one year of the notarised deed completing the sale, on pain of forfeiture**.

What this document does not say

Question	Why it is not settled here
Will the buyer bring the claim?	Nothing indicates it, and assuming it helps nobody
How much?	The proportion rests on a basis the notary settles
Where does the shortfall come from?	The survey, the listing entry, or the transfer into the contract — all three are possible

Action before the notarised deed: ☐ inform the buyer and the notary · ☐ have the survey checked · ☐ other: .....

> **The question arises before the deed, not after.** After, it arises anyway — but from the buyer's chair, and for twelve months.

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