

## A First in France: Legibloq® by JBDA Announces an Unprecedented Real-Estate Transaction in Cryptocurrency

Sophia Antipolis, May 30, 2025: French startup JBDA, creator of the Legibloq® solution, announces its first real estate transaction financed with cryptocurrency. Carried out in full compliance with French regulations and notarial procedures, this transaction paves the way for many French and international cryptocurrency holders wishing to purchase real estate in France. JBDA, founded in December 2023 in Sophia Antipolis, launched Legibloq® at the end of 2024 - a groundbreaking escrow solution designed to facilitate investment in France using cryptocurrencies in a simple, transparent, and strictly regulated manner. This represents a major step forward in enabling digital assets to be invested into the French economy. As of May 2025, the global crypto-asset market stood at almost [€3 trillion](#).

### A major innovation for a rapidly evolving market

While over 5.5 million French citizens hold more than [€20 billion](#) in crypto-assets and [thousands of merchants already accept](#) cryptocurrency payments, real estate remains one of the last sectors to take the leap. David Lisnard, Mayor of Cannes, recently launched an initiative to train local merchants on [accepting cryptocurrency payments](#). However, in the real estate sector, many obstacles remain: technical complexity, evolving regulations, complex tax implications, limited acceptance, volatility, and a generally negative public image.

The Legibloq® by JBDA solution addresses these challenges through a unique cryptocurrency escrow system. Designed to be both simple and fully compliant with French and European legal frameworks, it allows any buyer holding crypto-assets to use them directly to purchase real estate - without going through a bank and without impacting the seller. All while meeting anti-money laundering and counter-terrorism financing (AML/CTF) requirements. “Our ambition is to unlock the funds currently tied up in cryptocurrency and inject them into the traditional economy in full compliance. This first transaction proves that it’s already possible today.” - Emeric FILLATRE, Co-founder of JBDA.

### A first real estate transaction in Lyon in June 2025

The transaction concerns **the purchase of a house in the Lyon area**, priced at €370,000. The buyer, who holds cryptocurrencies, transfers the funds straight into a secure escrow

account, without first converting them to euros. The notary receives the funds in euros on the day the deed is signed. The buyer states: “Thanks to the Legibloq® solution and their comprehensive support, I was able to easily complete the purchase of my primary residence directly using my cryptocurrencies.”

The Legibloq® solution is unique in that the buyer uses only cryptocurrencies while the seller receives only euros. To cushion price volatility in the underlying crypto-assets, an over-collateralisation mechanism (a safety margin) is applied to ensure the availability of funds in euros until the final signing. Legibloq® therefore guarantees the seller that the buyer is solvent, while enabling the buyer to pay for any property directly in cryptocurrency.

### **An alliance of experts for a comprehensive solution**

Designed to be a simple and turnkey solution, Legibloq® is built on an ecosystem of complementary partners:

- **JARVIX**, blockchain and Web3 experts, responsible for the solution’s architecture.
- **The BRUZZO DUBUCQ Law Firm**, [named France’s most innovative law firm in 2024](#), for legal and tax support.
- **NILOS France**, a PSAN registered with the AMF, for secure custody, conversion, and transfer of funds. “Legibloq®’s offering is the simplest and most transparent solution to enable the purchase of real estate with cryptocurrencies,” confirms Eytan MESSIKA, co-founder.

### **Democratizing real estate purchases with crypto: a turning point for the real estate market**

With the MiCA Regulation coming into force in 2025, real estate professionals can now rely on a clear framework to handle digital assets. Legibloq® makes these transactions possible while ensuring:

- **Full compliance** with all regulatory requirements.
- **Simplified and smooth experience** for buyers, agencies, and sellers.
- Access to **a new clientele, both French and international**, without banking barriers.

“This transaction paves the way for all real estate professionals who, without needing to master the complexity of cryptocurrency transactions, wish to capture this market with complete peace of mind,” comments Clément RAMONNET from the Nestenn Saint-Bonnet-de-Mure real estate agency.

The JBDA team will present Legibloq® at the **WAIB Summit** in Monaco (June 27-28) and at the **Ethereum Community Conference (ETHCC)** in Cannes (June 30 - July 3).

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**About Legibloq® and JBDA:** Legibloq®, launched by JBDA in December 2024, is an integrated solution that allows the purchase of real estate or investment in a company directly with cryptocurrencies. The purchase is made without going through the buyer's banking institution, and taxation is triggered only when the payment is finalized.

JBDA SAS, based in Valbonne Sophia Antipolis and founded in December 2023, is the result of a collaboration between JARVIX, a blockchain/Web3 specialist company, and the law firm BRUZZO DUBUCQ.

**About JARVIX:** Founded in 2021 and based in Valbonne Sophia Antipolis, JARVIX SAS is a creative studio and Web3 training expert specializing in blockchain technology.

**About the BRUZZO DUBUCQ Law Firm:** Established in 2015 by Philippe BRUZZO and Cédric DUBUCQ, with offices in Aix-en-Provence, Paris, and Brussels, the law firm specializes in business law and was named France's most innovative law firm in 2024 by Décideurs Juridiques.