FOR SALE

# House







**ASKING PRICE** 

# €1,080,000



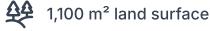
Address on request 3080 Tervuren



4 facades



322 m<sup>2</sup> livable surface



5 bedrooms لصل





Find this property on our website!



Your We Invest advisor supports you from A to Z in all your real estate projects. Working with a We Invest real estate agency means you are guaranteed personalized and professional support in the purchase and/or sale of your property.

Questions about your real estate project? We have the answers!

# We Invest Overyse



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**Brusselsesteenweg 604** 3090 Overijse





Tervuren: Beautiful classical villa, within walking distance of Tervuren Park, close to main roads, the British School, Golf, and in a residential area, this villa of +/- 322m<sup>2</sup> (according to EPC) on a plot of 11a is laid out as follows: Ground floor: Entrance of +/- 15m<sup>2</sup> with a 6m<sup>2</sup> cloakroom and toilet - office of +/- 10m<sup>2</sup> - living room of +/- 50m<sup>2</sup> with a beautiful fireplace - Fitted kitchen of +/- 19m<sup>2</sup> with dining room of +/- 23m<sup>2</sup> - veranda of +/- 51m<sup>2</sup> with sliding doors - 1st floor: bedroom 1 of +/- 16m<sup>2</sup> with adjoining shower of 5m<sup>2</sup> - bedroom 2 of +/- 13m<sup>2</sup> - bedroom 3 of +/-11m<sup>2</sup> with a shower of +/- 4m<sup>2</sup> - bedroom 4 of +/- 16m<sup>2</sup> and bedroom 5 with adjoining bathroom of +/- 7m<sup>2</sup> with bath, shower, double sink, and toilet.- private garden of +/- 720m<sup>2</sup> with large trampoline - Garage for 3 cars of +/- 91m<sup>2</sup> with laundry room and access to the house. Additional information: 60 solar panels, shutters on ground floor. Vastgoed information: Urban Info: flooding: no, urban planning permit received: yes, subdivision permit: yes, summons: no, the plot is located in a residential area with a rural character. EPC D: 323 kWh (m<sup>2</sup> year). More information or schedule a visit? Contact WE INVEST OVERIJSE at 02/455.20.35 or by email at overijse@weinvest.be !!! Non-contractual announcement, subject to change. Dimensions are purely indicative.

# General information

Type of property	House
Condition of the building	Good
Number of facades	4
Number of floors	1

## Indoor

Number of rooms	17
Living area	322 m²
Number of bedrooms	5
Number of bathrooms	4
Number of toilets	3
Number of kitchens	1
Number of dining rooms	1
Number of offices	1
Number of laundry rooms	1
Number of veranda	1

# Outdoor

Surface area of the plot	1,100 m²
Garden area	719 m²
Orientation of the garden	East
Number of terraces	2
Terrace area	1: 22 m²
Orientation of the terrace	1: South

Number of balconies	1
Number of garages	1
Number of indoor parkings	1
Number of outdoor parkings	5
Number of parkings	5

# Equipment

Fireplace	Ø
Air conditioning	Ø
Door phone	Ø
Electricity connection	Ø
TV cables	Ø
Phone cables	Ø
Gas connection	Ø
Water connection	Ø
Sewer connection	Ø
US fully fitted kitchen	Ø
Disabled access	Ø
Alarm	Ø

Energy

PEB report number	0002419483RES I
Energy class	EPC
Primary energy consumption	312 kwh/m².year
Aluminium frame	<b>O</b>



## House Tervuren - Price asked €1,080,000

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# Characteristics



•••	
Electrical heating	$\bigcirc$
Photovoltaic panels	$\checkmark$
Individual heating	$\bigcirc$
Double glazing	<b>S</b>

# Urbanistic information

P Score	А
G Score	А
Flooding area	Flood zone

# Finances

Subject to VAT
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No

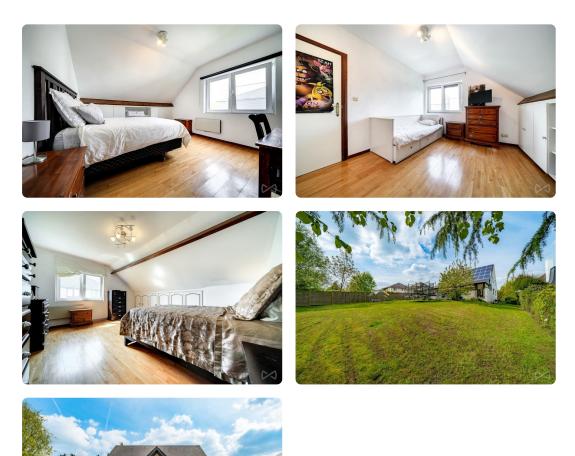


# Photos





# Photos







## **Our Tips for a Successful Visit**



Carefully review this brochure of the property, where you will find all the necessary information to ensure that your essential criteria are well covered. It is also strongly advised to make arrangements with your banker in advance to determine your lending capacity, so you can be adapt your search criteria if necessary.



## **BUILDING STRUCTURE**

From the outside, inspect the condition of the facade, roof, frames, and windows. Inside, check the condition of loadbearing walls. Note that a small crack is not necessarily a concern, all buildings shift over the years. In case of moisture, make sure to distinguish between that caused by poor ventilation and structural dampness.



During the visit, remember to check the water pressure and the compliance of the electrical system. Also, verify the presence of an adequate number of electrical outlets, water connections (especially for the washing machine), and internet, phone, and television connections. Finally, assess the sound insulation and the quality of the ventilation system.





Access to a series of documents that will give you an idea of the building's history can be useful, such as the Dossier of Post-Interventions, which lists all the work carried out by the owner. A visit to the municipality will provide you with all the necessary information.



On the day of the visit, arrive a bit early to get familiar with the neighborhood. Check the proximity of shops, transportation, and services if it's important to you. Don't hesitate to **speak to** the neighbors and ask them some questions about the neighborhood.



Ensure that the size and layout of the rooms align with your needs. Identify storage spaces and consider the possibilities for renovating the **basement** and **attic**, as well as the available facilities for your car or bike.

## **ENERGY CONSUMPTION**

Familiarize yourself with the energy performance and energysaving solutions in place. For this, the **PEB certificate** will be your best ally! It will provide you with a clear idea of the condition and age of various systems, the roof, insulation, and the type of glazing. You will also find valuable recommendations to further improve the energy efficiency.

# FOR CONDOMINIUMS

If the property is part of an apartment building, it is referred to as a condominium. There are **common expenses** to be paid (operating and reserve funds). Inquire about the costs included in these charges: is it only for the maintenance of common areas, or does it also cover some provisions for your personal consumption? For an informed purchase, request the meeting notes of previous general meetings to know which works are planned or costs to be expected.



## **Calculating property costs**

**ON TOP OF THE PURCHASE PRICE** 

Contact your notary to find out the exact total amount.

The purchase price of a property is increased by taxes and additional costs, known as notary fees. These costs include registration fees, administrative costs and fees related to the purchase. If you use a mortgage to finance your purchase, mortgage costs are also added.





## More information about a purchase?

Our blog, written by real estate experts, will help you get your first property purchase off on the right foot.

weinvest.be The blog!

On the website notaris.be/notaire.be you can easily do a first estimation of these costs. Please note, this is always an estimate.

# Steps of buying a property



## **1. DETERMINE YOUR BUDGET**

Based on your real income, the bank will determine your borrowing capacity. Together with your initial capital (own funds), this forms your budget.

## **3. MAKING AN OFFER**

The owner can accept, refuse or counter-bid your offer. Be careful! Every offer is legally binding.

### **5. FINANCING YOUR DREAM HOME**

Here, too, it is important to negotiate with several banks. By contacting multiple banks you will obtain the best loan that suits your financial situation.

#### **7. NOTARIAL INVESTIGATION**

Within a period of four months, the notary will carry out various fiscal, administrative and legal investigations. Once all information has been gathered, the deed of sale can be drawn up and reviewed.

#### 9. TRANSFER OF OWNERSHIP

After the registration in the mortgage office by the notary, you will receive the title deed of your property with the stamps from the tax authorities. Keep these well.

### 2. THE SEARCH AND VISITS

The search for your dream home can begin! Define your search criteria and save them so you will be informed when a property that meets your requirements comes on the market.

## **4. NEGOTIATE**

Ask your real estate agent or a trusted person to help you with this step. After the negotiations and initial signature, the sale is in principle final.

#### **6. SIGNING THE SALES AGREEMENT**

Once the financing is complete, the sales agreement can be signed. This makes the sale final. The agreement is signed by the estate agent or the notary.

+ You pay a deposit worth 5-10% of the purchase price.

### 8. SIGNATURE OF THE SALES DEED

You sign the deed of sale at the notary's office. There you will also receive the keys to your new home. You can finally move in!

+ You pay the remaining amount plus registration fees and notarial/mortgage costs.

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