

FOR SALE

# House



ASKING PRICE

## €590,000

 Rue Léon Delhache 15  
1367 Ramillies-offus

 Semi-attached

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

 1,184 m<sup>2</sup> land surface

 6 bedrooms

 **PEB** **C**



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

## We Invest Hesbaye



0473 79 19 04  
019 86 06 06



jerome.coumont@weinvest.be  
hesbaye@weinvest.be



Rue de Tirlemont 23  
4280 Hannut



*Jérôme*

Real Estate Advisor

IPI 516616

# Characteristics

This spacious 19th-century farmhouse, tastefully renovated, is located in the heart of Walloon Brabant. Set on a plot of approximately 12 ares, this 6-bedroom home combines the elegance of the past, generous spaces, and modern comfort, and is ready to welcome your family.

## Interior layout:

- Ground floor: entrance hall with separate WC, large, light-filled living area of over 70 m<sup>2</sup>, equipped kitchen, spacious living room/office of more than 50 m<sup>2</sup>, technical room, and storage area.
- 1st floor: landing leading to 5 generous bedrooms (14 to 30 m<sup>2</sup>), 2 modern bathrooms, and a separate WC.
- 2nd floor: a 16 m<sup>2</sup> bedroom and mezzanines connected to three bedrooms on the first floor.
- Basement: cellar and boiler room.

## Exteriors:

A beautifully landscaped garden with a 50 m<sup>2</sup> wooden terrace, an 80 m<sup>2</sup> natural stone terrace, a Nordic hot tub, and an infinity pool to relax and enjoy sunny days.

Ample outdoor parking with a permit obtained for the construction of a carport.

Construction: built around 1850, thoroughly renovated in 2014, wooden double-glazed windows, central heating with oil, wood-burning stove and fireplace, rainwater tanks (10,000 L and 8,000 L), 21 solar panels.

Energy performance: PEB C - 247 kWh/m<sup>2</sup> per year - 101,587 kWh/year - 20240725019084

Are you dreaming of a peaceful and green environment, with spacious, bright, and ready-to-live-in spaces? Don't miss this opportunity, contact me now at 0473/79.19.04 or by email at [jerome.co@weininvest.be](mailto:jerome.co@weininvest.be)

## General information

Availability	01-05-2025
Type of property	House
Year of construction	1860
Year of renovation	2014
Condition of the building	Good
Number of facades	3
Number of floors	3

## Indoor

Number of rooms	23
Living area	400 m <sup>2</sup>
Number of bedrooms	6
Number of bathrooms	2
Number of shower rooms	2
Number of toilets	3
Number of kitchens	1
Number of dining rooms	1
Number of living rooms	1

Number of offices	1
Number of cellars	1

## Outdoor

Surface area of the plot	1,184 m <sup>2</sup>
Garden area	1,029 m <sup>2</sup>
Orientation of the garden	South
Number of terraces	2
Terrace area	1: 80 m <sup>2</sup> 2: 133 m <sup>2</sup>
Orientation of the terrace	1: South 2: South
Number of outdoor parkings	6
Number of parkings	6

## Equipment

Semi fitted kitchen	<input checked="" type="checkbox"/>
Swimming pool	<input checked="" type="checkbox"/>
Fireplace	<input checked="" type="checkbox"/>
Door phone	<input checked="" type="checkbox"/>

# Characteristics

## Equipment

Electricity connection	<input checked="" type="checkbox"/>
TV cables	<input checked="" type="checkbox"/>
Water connection	<input checked="" type="checkbox"/>
Septic well	<input checked="" type="checkbox"/>
Water tank (L)	18000
Fuel oil tank (L)	<input checked="" type="checkbox"/>

## Energy

PEB report number	20240725019084
Energy class	<b>PEB C</b>
Primary energy consumption	247 kwh/m <sup>2</sup> .year
Theoretical total primary energy consumption	101587 kwh/year
CO2 emission	442 kg
Double glazing	thermic isol.
Wood frame	<input checked="" type="checkbox"/>
Photovoltaic panels	<input checked="" type="checkbox"/>

## Urbanistic information

Building permission	Yes
Parcelling permission	No
Land use designation	Rural residential zone
Proceedings for breaches (Type of summons)	No legal correction or administrative measure imposed
P Score	A
G Score	A
Flooding area	No Flood risk

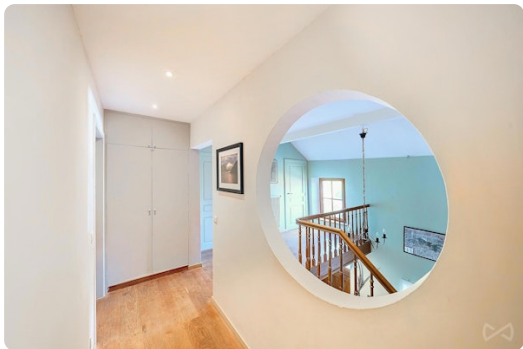
## Finances

Subject to VAT	No
Cadastral income	€818

# Photos

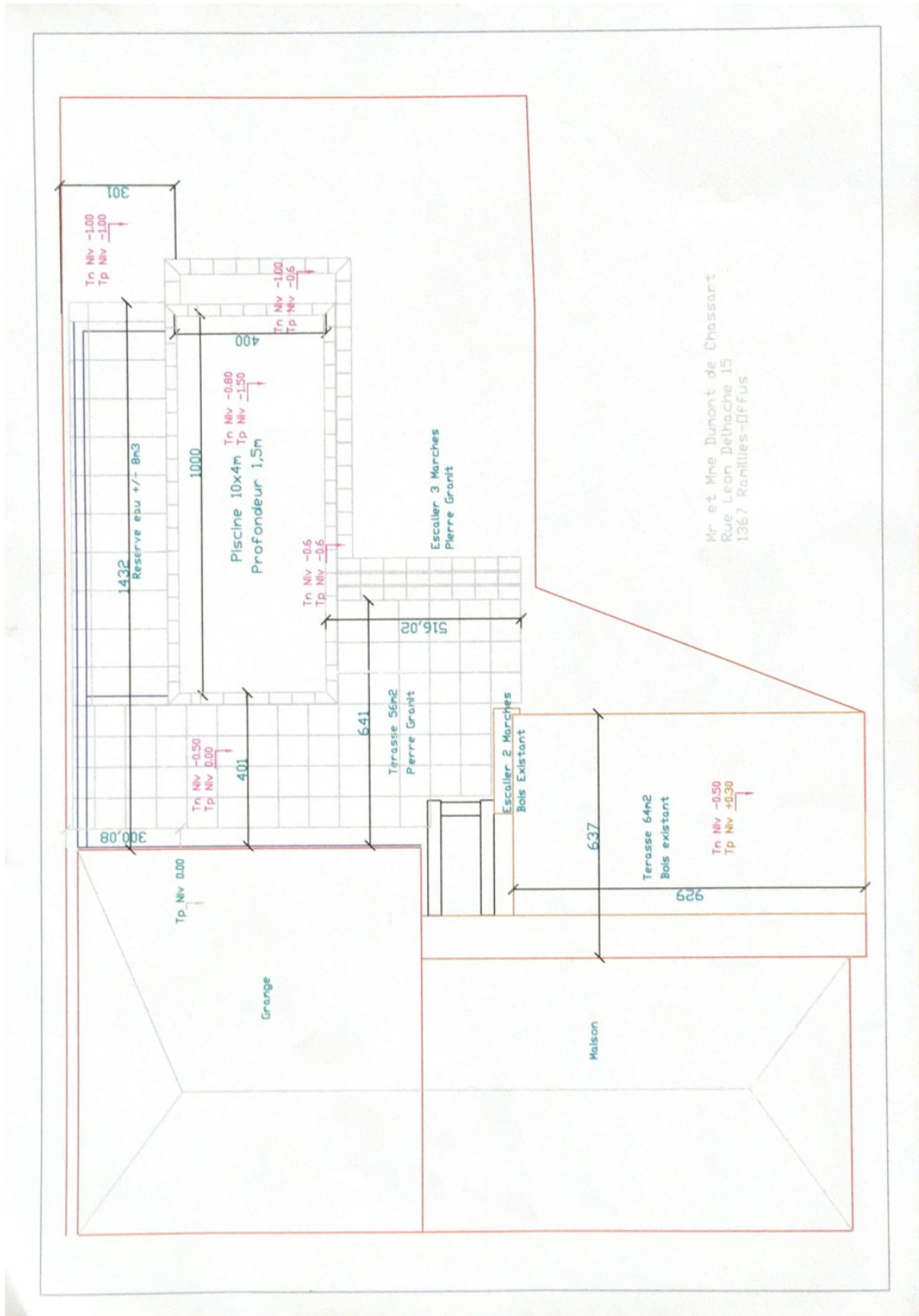


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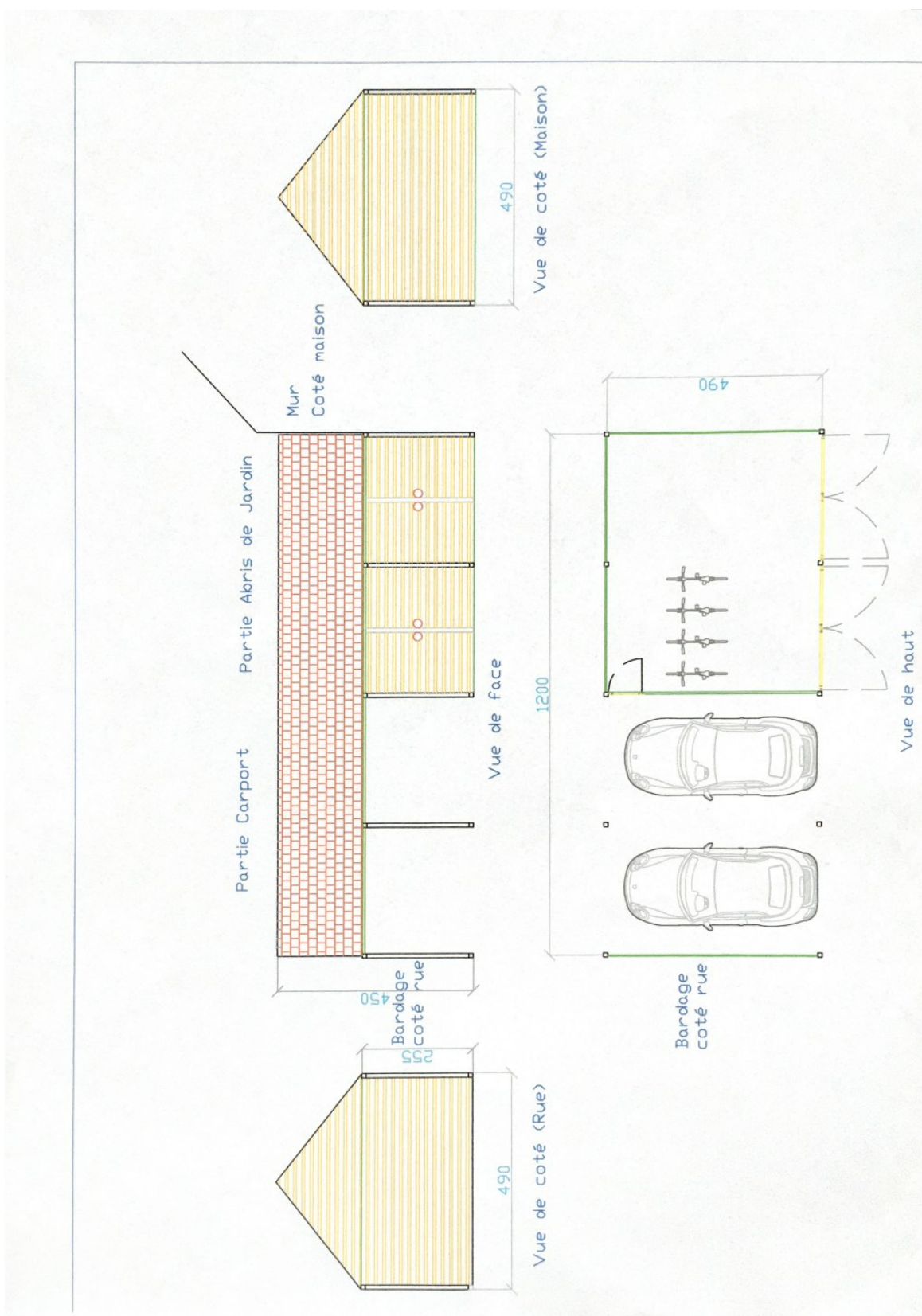
Discover all photos of this property on our website!

# Plans



Little tip: measurements are not always 100% perfect. A margin of error should be taken into account. So, before puzzling over your favorite wardrobe, apply a safety margin!

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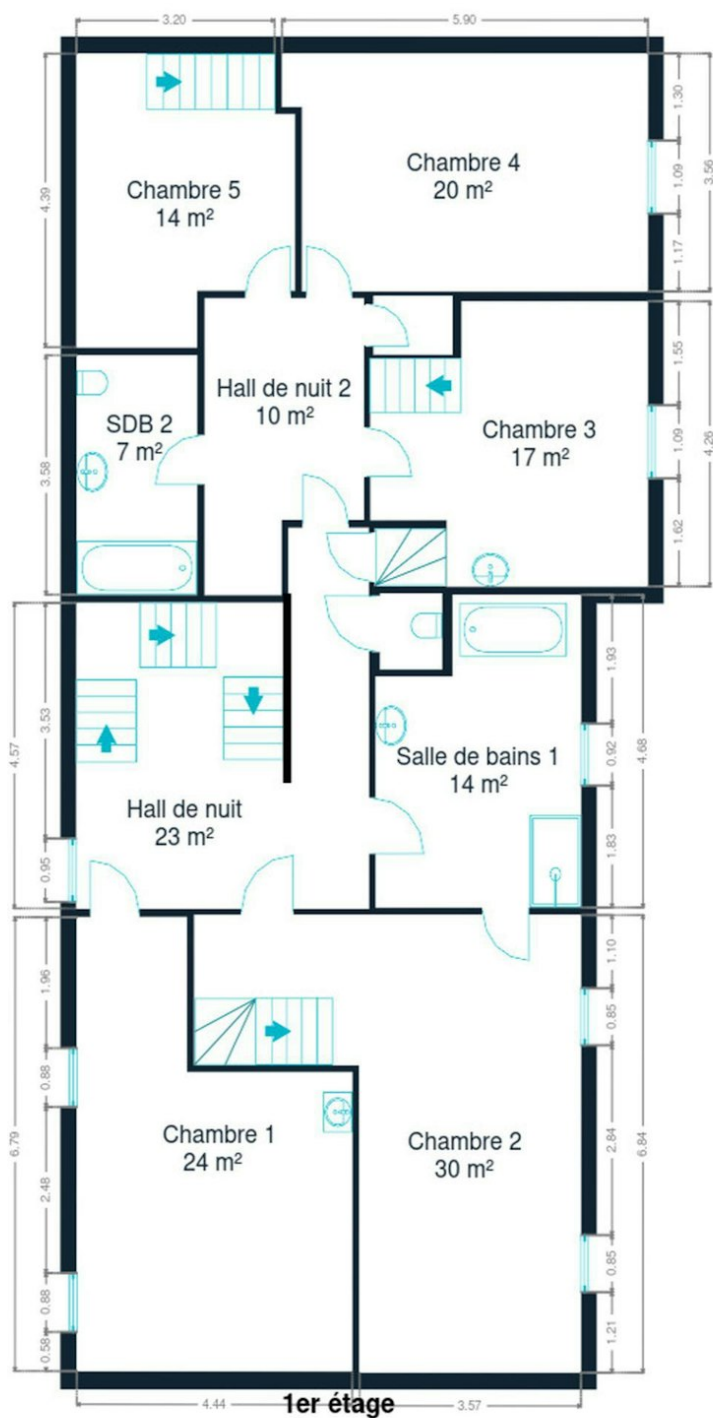


Les plans sont soumis à titre informatif et non contractuels.

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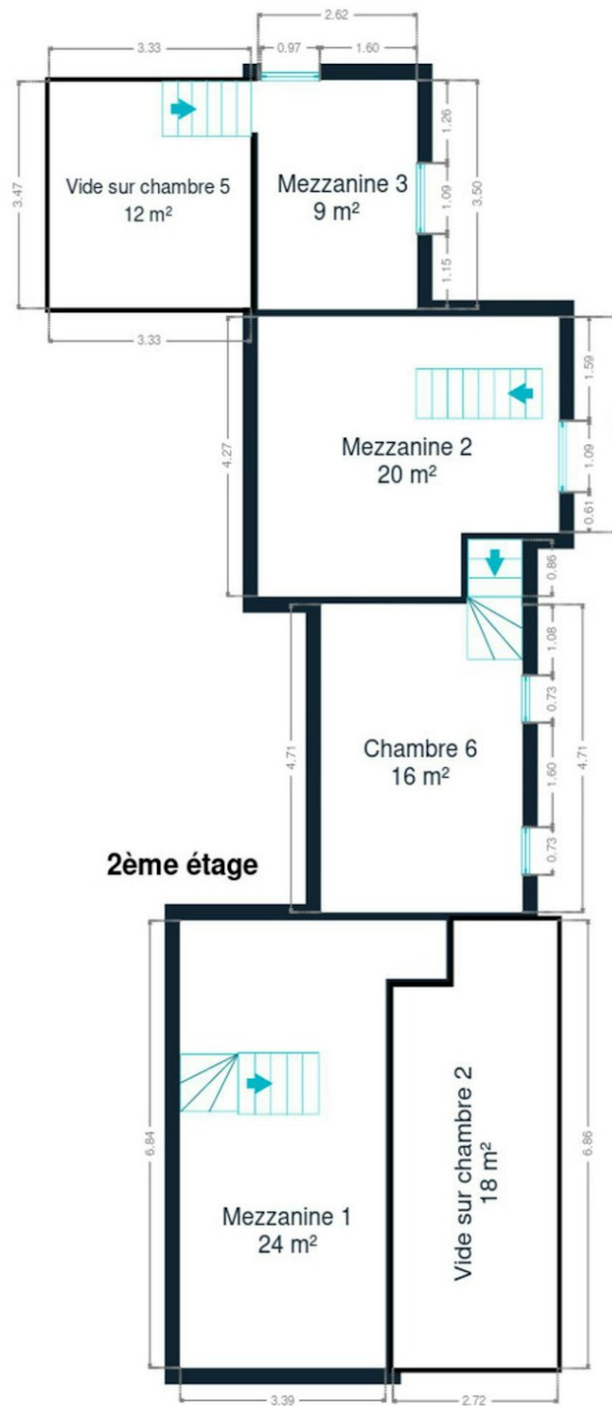
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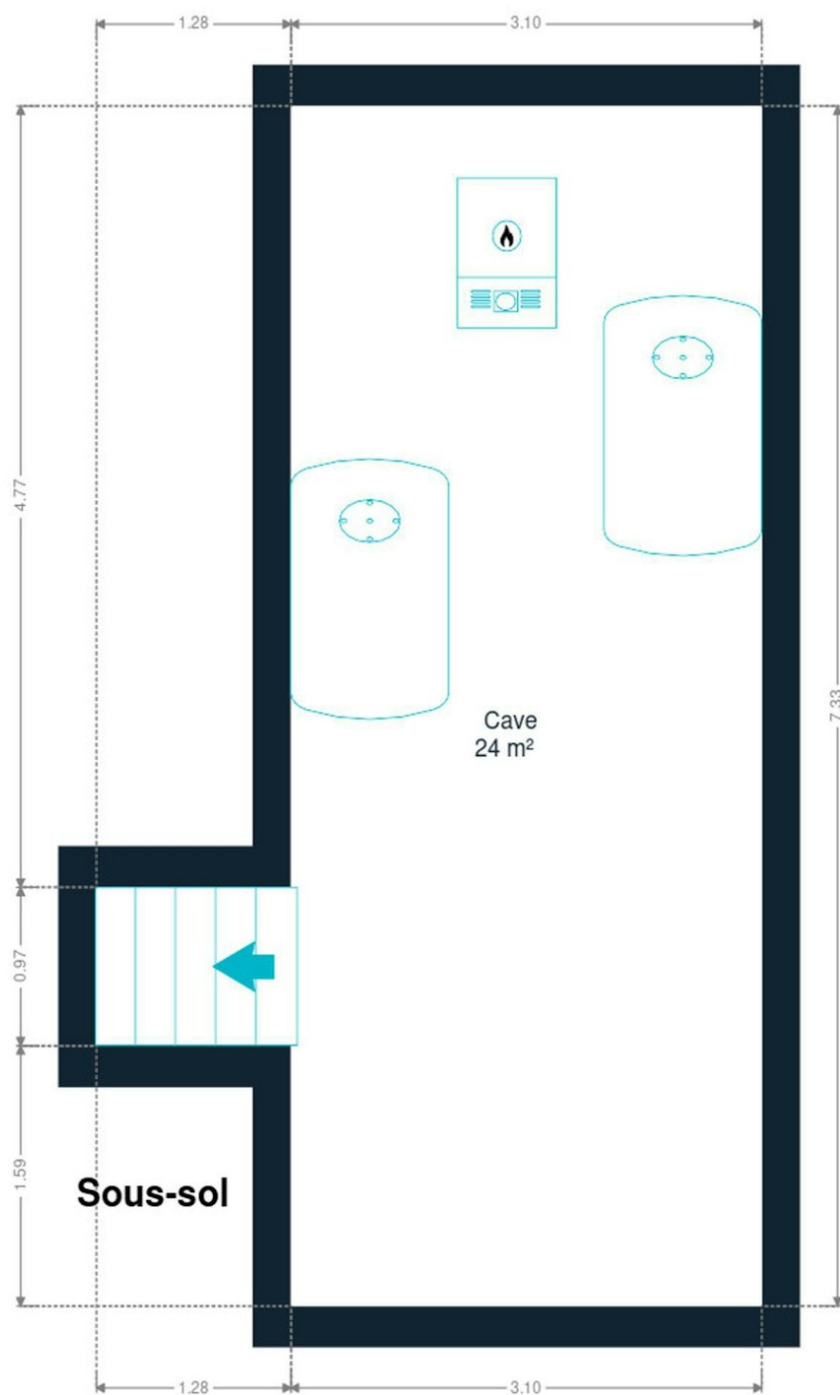
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# Our Tips for a Successful Visit

## BEFORE THE 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 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 load-bearing 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.

## CONVENIENCE



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.

## DOCUMENTATION



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.



## ENVIRONMENT

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.



## LAYOUT

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 energy-saving 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

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.



On the website [notaris.be/notaire.be](https://notaris.be/notaire.be) you can easily do a first estimation of these costs. Please note, this is always an estimate. Contact your notary to find out the exact total amount.

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### 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](https://weinvest.be) *The blog!*

# 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.

Congratulations!

