

FOR SALE

House



ASKING PRICE

€315,000



Rue Du Wèrhê 33
4950 Waimes



4 facades



161 m² livable surface



1,869 m² land surface



3 bedrooms



PEB **G**



*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!

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Agency Director

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Characteristics

We Invest Malmedy is delighted to present this authentic farmhouse for renovation, nestling in the heart of the charming village of Thirimont. This property will appeal to lovers of character and space thanks to its magnificent exposed roof timbers and the picturesque character of its hayloft. The farmhouse opens onto a lovely, unspoilt plot of land, ideal for enjoying a peaceful, leafy setting.

The living area spans approx. 150 m² (1,615 sq ft) and offers spacious accommodation that can be redesigned as you wish, with a fully convertible attic that would be perfect for creating a master suite or additional living space. The stables and hayloft, currently in their unfinished state, offer exceptional conversion potential for a residential or mixed-use project. A garage and cellars under the house complete the property.

On a technical level, the roof structure is in good condition, the property has an oil-fired heating system with two 1000 l tanks, PVC double-glazed windows on the living area, a septic tank, and the electrical installation does not comply with current standards. PEB = G (557 kWh/m²/year - E Total: 83,388 kWh/year - Ref. 20240625015996).

This rare property represents a unique opportunity for a charming renovation project. Are you interested? Contact us to find out more.

General information

Type of property	House
Condition of the building	To renovate
Number of facades	4
Number of floors	2

Indoor

Number of rooms	20
Living area	161 m ²
Number of bedrooms	3
Number of bathrooms	1
Number of shower rooms	1
Number of toilets	2
Number of kitchens	1
Number of living rooms	1
Number of attics	2
Number of cellars	3

Outdoor


Surface area of the plot	1,869 m ²
Garden area	1,575 m ²
Orientation of the garden	North-West
Terrace area	17 m ²

Number of garages	2
Number of indoor parkings	1
Number of outdoor parkings	4
Number of parkings	8

Equipment

Electricity connection	<input checked="" type="checkbox"/>
TV cables	<input checked="" type="checkbox"/>
Phone cables	<input checked="" type="checkbox"/>
Water connection	<input checked="" type="checkbox"/>
Fuel oil tank (L)	<input checked="" type="checkbox"/>
Not fitted kitchen	<input checked="" type="checkbox"/>

Energy

PEB report number	20240625015996
Energy class	
Primary energy consumption	557 kwh/m ² .year
Theoretical total primary energy consumption	83388 kwh/year
CO2 emission	138 kg
Wood frame	<input checked="" type="checkbox"/>

Characteristics

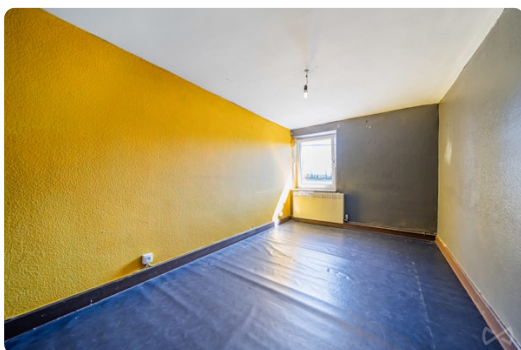
Urbanistic information

Building permission	Yes
Flooding area	No Flood risk

Finances

Subject to VAT	No
Cadastral income	€337

Photos



Photos



Discover all photos of this property on our website!

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 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 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 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 *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!

