

FOR SALE

House



MAKE OFFER

From €219,000



Address on request
5560 Houyet



Semi-attached



155 m² livable surface



1,843 m² land surface



2 bedrooms



PEB 



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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
Ciney Haute-Meuse



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Rue du Commerce 67
5590 Ciney



Cécile

Agency Director
IPI 512189

Characteristics

General information

Type of property	House
Condition of the building	Good
Number of facades	3
Number of floors	4

Indoor

Number of rooms	21
Living area	155 m ²
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	2
Number of kitchens	1
Number of dining rooms	1
Number of living rooms	1
Number of offices	1
Number of laundry rooms	1
Number of attics	1
Number of cellars	1


Outdoor

Surface area of the plot	1,843 m ²
Orientation of the garden	South-West
Number of terraces	1
Number of garages	1
Number of indoor parkings	1
Number of outdoor parkings	1
Number of parkings	2

Equipment

Electricity connection	✓
TV cables	✓
Phone cables	✓
Water connection	✓
Sewer connection	✓
Hyper equipped kitchen	✓
Fuel oil tank (L)	✓

Energy

PEB report number	20180328024930
Energy class	
Primary energy consumption	677 kwh/m ² .year
Theoretical total primary energy consumption	103608 kwh/year
CO2 emission	16 kg
Aluminium frame	✓
Individual heating	✓
Double glazing	✓

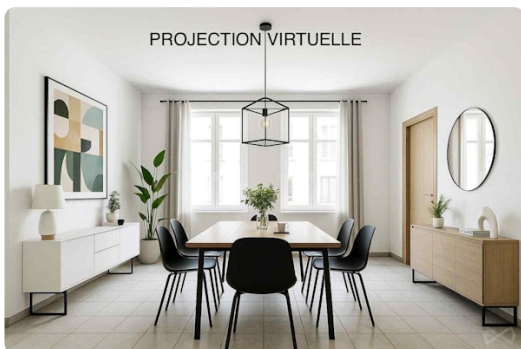
Urbanistic information

Building permission	Yes
Land use designation	Residential zone
Proceedings for breaches (Type of summons)	No legal correction or administrative measure imposed
Flooding area	Potential flood risk

Finances

Subject to VAT	No
Cadastral income	€469
Expected amount of monthly rent	€850


Photos



Photos

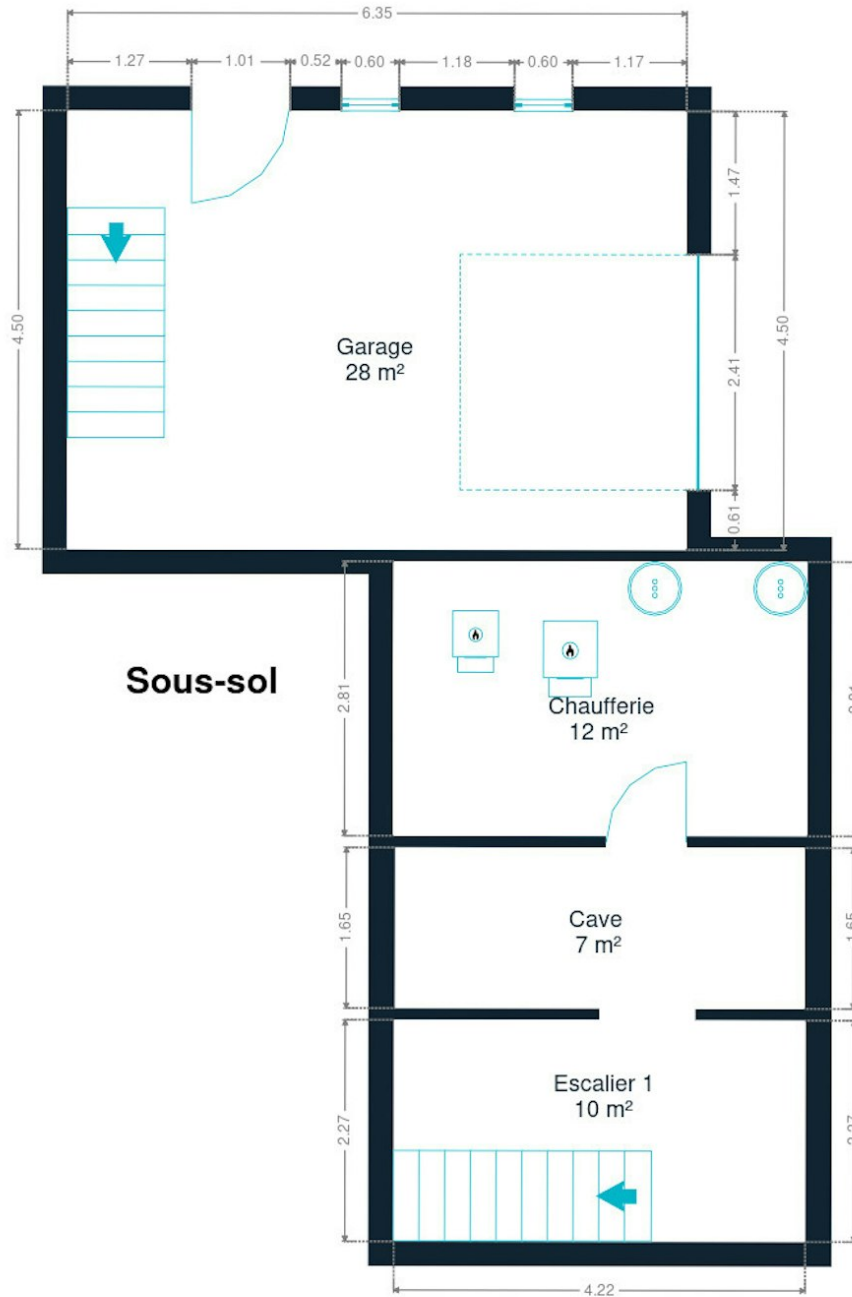


Discover all photos of this property on our website!

	VINÇOTTE asbl Organisme de contrôle agréé / Service externe pour les contrôles techniques sur le lieu de travail Siège social: Jan Olieslagerslaan 35 • 1800 Vilvoorde • Belgique TVA: BE 0402.726.875 • RPM Bruxelles • BNP Paribas Fortis: BE 25 2100 4144 1482 • BIC: GEBABEBB	Rapport n°: <u>60902172</u>
	<input type="checkbox"/> Bollebergen 2a bus 12, 9052 Gent <input type="checkbox"/> Jan Olieslagerslaan 35, 1800 Vilvoorde <input type="checkbox"/> Noordersingel 23, 2140 Antwerpen <input checked="" type="checkbox"/> Rue Phocas Lejeune 11, 5032 Gembloux	Tel: +32 9 244 77 11 Tel: +32 2 674 57 11 Tel: +32 3 221 86 11 Tel: +32 81 432 611
RAPPORT : INSTALLATIONS ÉLECTRIQUES À BASSE TENSION ET À TRÈS BASSE TENSION (Livre 1 – AR 8/09/2019) – DIR. GÉN. DE L'ÉNERGIE		F 154070 Rési code: <u>6</u>
Responsable exécution des travaux :		
Nom, Prénom: <u>CLAUDE</u> N° carte d'identité: <u>60902172</u> N° TVA: BE <u>60902172</u>		Installation : Nom, Prénom: <u>CLAUDE</u> Adresse: <u>2 rue phocas lejeune</u> CP + Commune: <u>5560 HOUYET</u> Tél.: <u>069 021 72</u>
Propriétaire / Exploitant / Gestionnaire : Nom, Prénom: <u>CLAUDE</u> Adresse: <u>2 rue phocas lejeune</u> CP + Commune: <u>5560 HOUYET</u> Tél.: <u>069 021 72</u>		
Bases de l'examen : Livre 1 – AR 8/09/2019 (MB 28/10/2019) («RGIE»)		
<input checked="" type="checkbox"/> Contrôle de conformité avant mise en usage – nouvelle installation (6.4.) <input type="checkbox"/> Contrôle de conformité avant mise en usage – modification/extension importante (6.4.) <input type="checkbox"/> Visite de contrôle (6.5.) <input type="checkbox"/> Visite de contrôle renforcement puissance ancienne installation (8.4.1.) <input type="checkbox"/> Visite de contrôle vente ancienne installation (8.4.2.) <input type="checkbox"/> Visite de contrôle libre ancienne installation (8.4.3. ou 8.4.4.)		
Dérogations Partie 8: <input checked="" type="checkbox"/> Appliquées <input type="checkbox"/> Pas appliquées		
Données générales de l'installation électrique :		
Données distributeur Nom distrib.: <u>458151</u> EAN: <u>7354052991</u> Compt. kWh n°: <u>7354052991</u> Protection branchement (A): <input checked="" type="radio"/> 20 <input type="radio"/> 25 <input type="radio"/> 32 <input type="radio"/> 40 <input type="radio"/> 50 <input type="radio"/> 63 <input type="radio"/> 80 <input type="radio"/> 100	Document début réalisation avant le 01/06/2020: n°: <u>7354052991</u> Date: <u>24/06/2020</u> <input type="radio"/> EAN non communiqué <input type="radio"/> Compt. kWh non placé <input type="radio"/> Compt. kWh exclusif nuit: n°: <u>7354052991</u> Index nuit: <u>7354052991</u>	<input type="radio"/> Unité d'habitation <input type="radio"/> Unité de travail <input type="radio"/> Installation de chantier <input type="radio"/> Parties communes d'un ensemble résidentiel <input type="radio"/> Locaux techniques d'un ensemble résidentiel <input type="radio"/> Installation de production décentralisée <input type="radio"/> Autre installation: <u>7354052991</u>
Données installation Conçue pour U _N : <input checked="" type="radio"/> mono 230 V <input type="radio"/> 3x230 V <input type="radio"/> 3N400 V Courant nominal maximum (A): <input checked="" type="radio"/> 20 <input type="radio"/> 25 <input type="radio"/> 32 <input type="radio"/> 40 <input type="radio"/> 50 <input type="radio"/> 63 <input type="radio"/> 80 <input type="radio"/> 100 Câble d'alimentation tableau principal: <u>6</u> mm ² - Type: <u>LVV3</u>	Type prise de terre: <input type="radio"/> <input checked="" type="radio"/> boucle de terre <input type="radio"/> barres / piquets Schéma MLT: <input checked="" type="radio"/> TT <input type="radio"/> <u>7354052991</u>	Description installation <input type="radio"/> Voir annexe(s) Dispositif diff. gén.: <u>40</u> A / <u>30</u> mA Nombre de tableaux: <u>2</u> Nombre de circuits terminaux: <u>7354052991</u>
Mesures - tests - contrôle visuel - scellés :		
<input checked="" type="checkbox"/> Contacts dir. <input checked="" type="checkbox"/> Contacts indir. <input checked="" type="checkbox"/> Montage <input checked="" type="checkbox"/> Matériel mobile <input checked="" type="checkbox"/> Matériel fixe <input type="checkbox"/> I>section <input type="checkbox"/> Schémas <input type="checkbox"/> Contrôle bcl de défaut <input checked="" type="checkbox"/> Résistance de dispersion de la prise de terre: <u>1.5</u> Ω <input type="checkbox"/> Isolement général: <u>1.5</u> MΩ <input type="checkbox"/> Continuité (équipot., PE) <input type="checkbox"/> Test dispositif diff. Le dispositif différentiel général: <input type="checkbox"/> était scellé <input checked="" type="checkbox"/> a été scellé <input checked="" type="checkbox"/> n'a pas été scellé <input type="checkbox"/> ne peut pas être scellé		
Infractions - Remarques (pour la signification des codes éventuels : voir au verso)		
Infractions constatées Nouvelle installation <input checked="" type="checkbox"/> Néant	<input checked="" type="checkbox"/> Schémas et plans signés: Oui / Non	
Infractions constatées Installation existante <input checked="" type="checkbox"/> Néant	Schémas et plans signés: Oui / Non	
Remarques <input checked="" type="checkbox"/> Néant	Schémas et plans signés: Oui / Non	
Conclusion :		
<input checked="" type="checkbox"/> L'installation électrique est conforme aux prescriptions du Livre 1 (AR 8/09/2019). <input type="checkbox"/> L'installation électrique n'est pas conforme aux prescriptions du Livre 1 (AR 8/09/2019).		
Agent visiteur: <u>1733</u> Agent n°: <u>1733</u> Date: <u>24/06/2020</u>		
Annexe(s): <input type="checkbox"/> Plan(s) de position: <u>7354052991</u> <input type="checkbox"/> Schéma(s) unifilaire(s): <u>7354052991</u>		
Pour le Directeur Général : Signature <u>Marian Pavlik</u> VINÇOTTE asbl 1733		
- Ce rapport doit être conservé dans le dossier de l'installation électrique et ce dossier doit renseigner toute modification de l'installation. - Le Service Public Fédéral Economie doit être avisé immédiatement de tout accident survenu aux personnes et dû, directement ou indirectement, à la présence d'électricité. - Le contrôle n'a porté que sur les parties visibles et accessibles de l'installation. - Les informations recueillies sur place ne nous permettent pas de déterminer la date de réalisation de l'installation électrique. - Nous vous invitons à compléter le(s) schéma(s) pour les éléments qui n'étaient pas visibles lors du contrôle. En cas de doute portant sur la sécurité de ces éléments, nous vous invitons vivement à faire procéder à un contrôle complémentaire. (*) Les travaux nécessaires pour faire disparaître les infractions constatées pendant la visite de contrôle doivent être exécutés sans retard et toutes mesures adéquates doivent être prises pour qu'en cas de maintien en service des installations, les infractions ne constituent pas un danger pour les personnes et les biens. Dans le cas où, lors de cette nouvelle visite de contrôle, après max. 1 an, des infractions subsistent, l'organisme agréé se doit d'envoyer une copie du rapport de visite de contrôle à la Direction générale de l'Energie préposée à la haute surveillance des installations électriques domestiques.		

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!

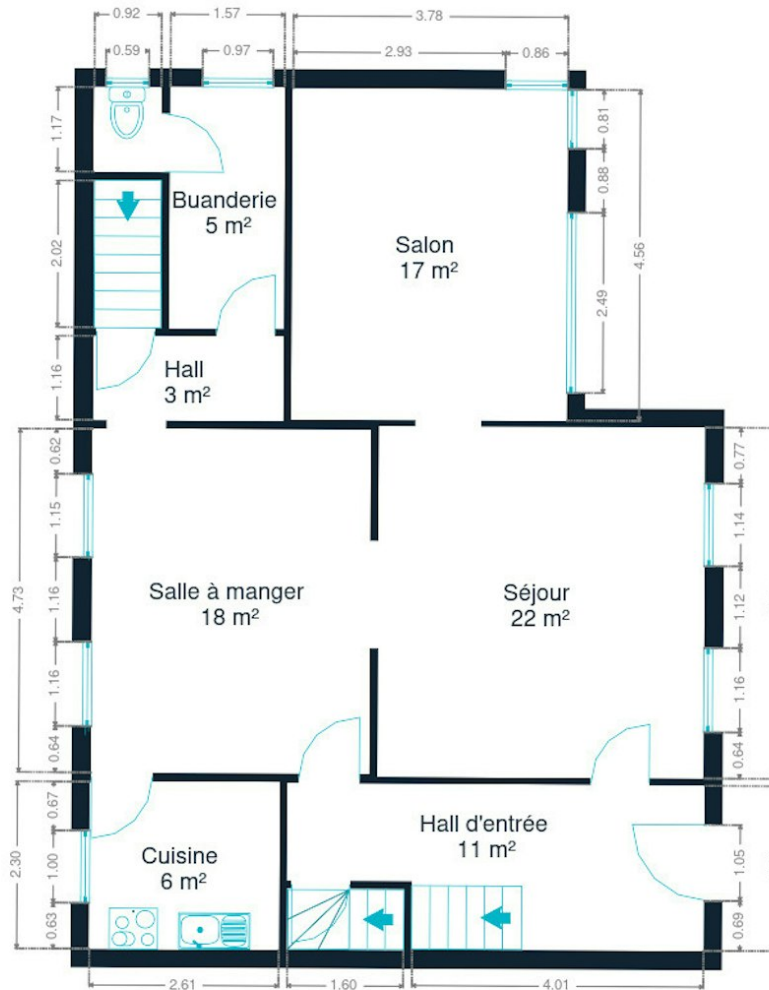
Plans



Les plans sont soumis à titre informatif et non contractuels.

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Plans



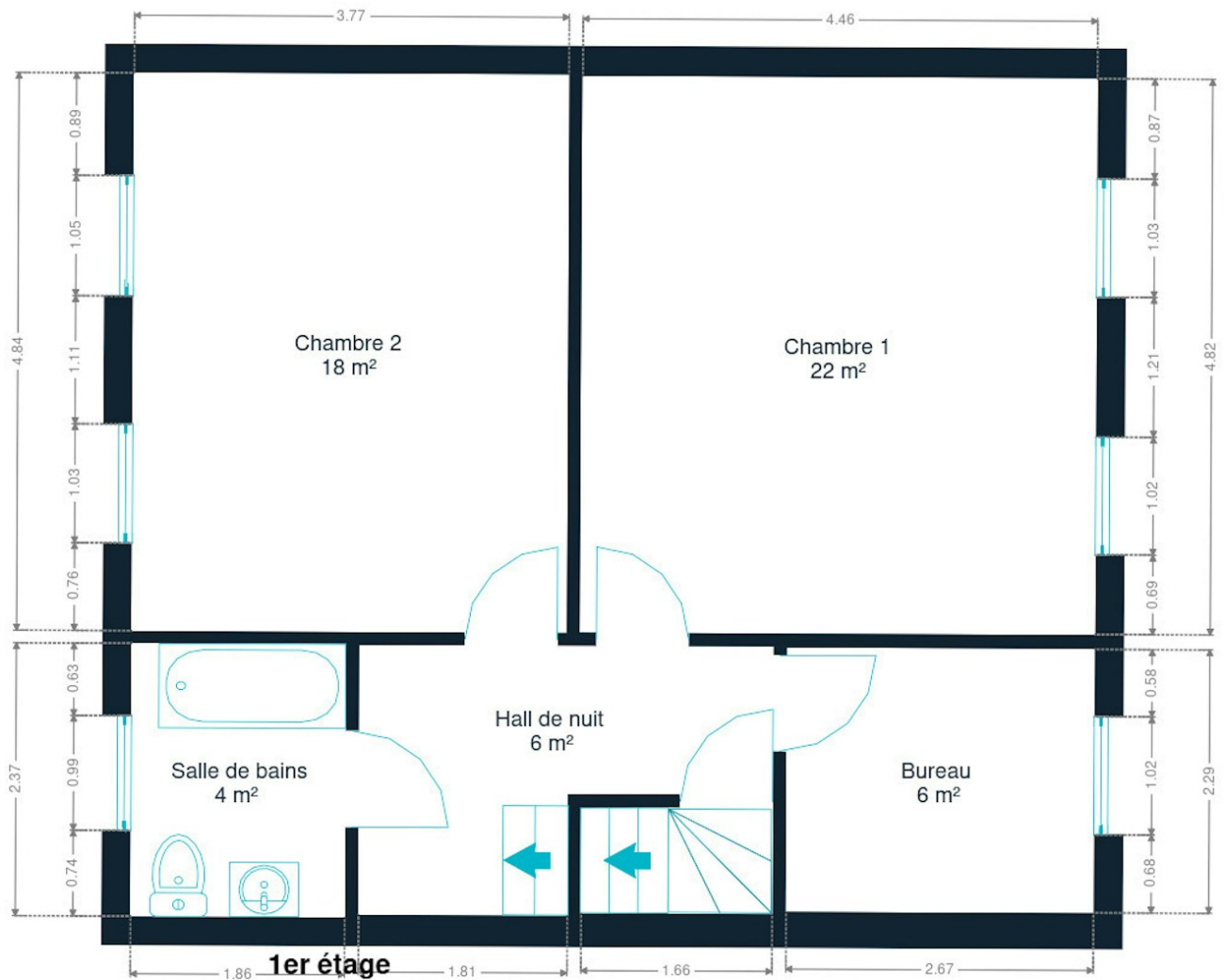
Rez-de-chaussée



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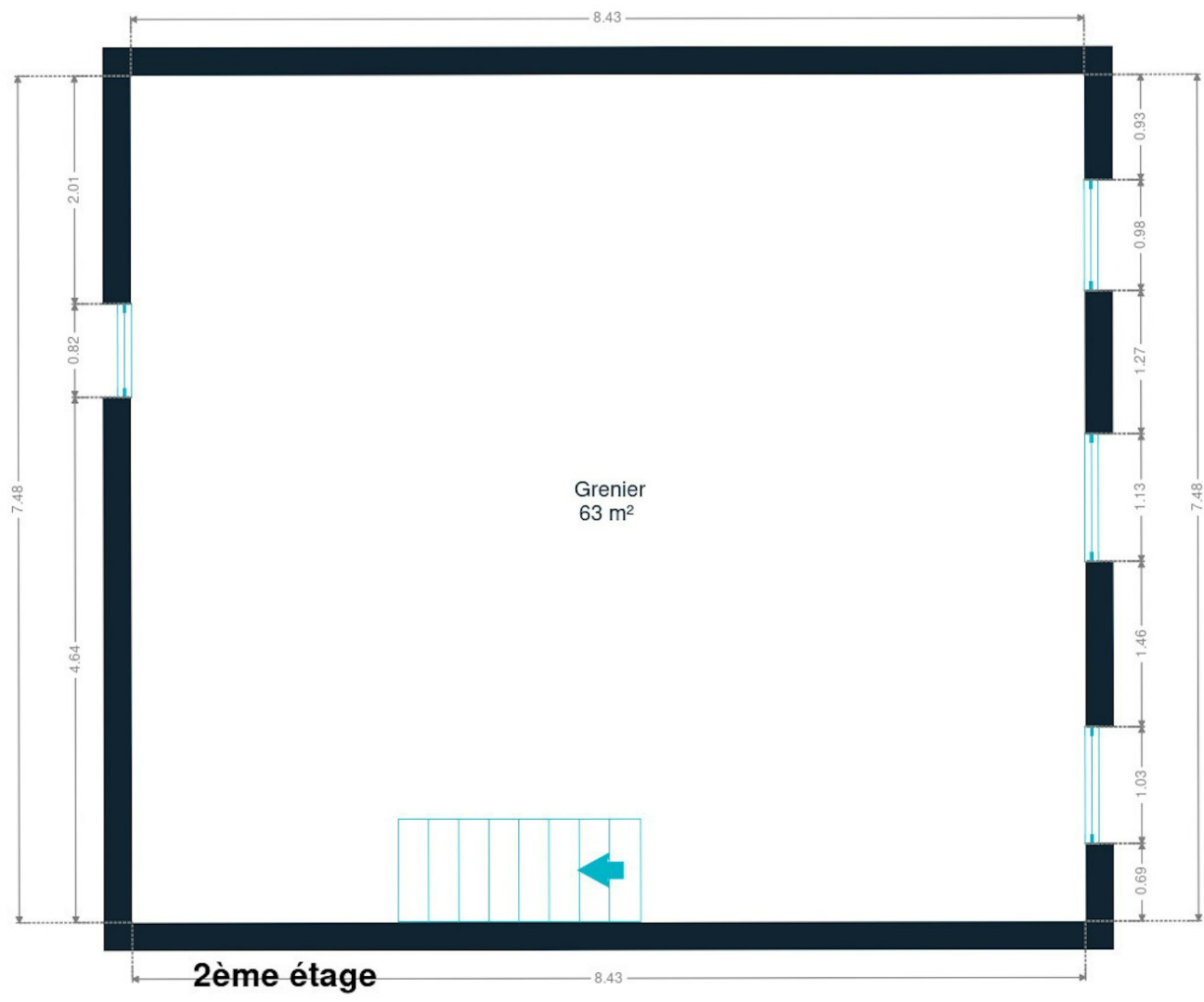
Plans



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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 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!