

FOR SALE

# Villa



ASKING PRICE

## €660,000



Address on request  
3040 Huldenberg



4 facades



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



1,201 m<sup>2</sup> land surface



4 bedrooms



EPC B



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

## We Invest Overijse



0472 25 45 19  
02 455 20 35



celine.antoons@weinvest.be  
overijse@weinvest.be



Brusselsesteenweg 604  
3090 Overijse



*Céline*

Agency Director  
IPI 513615

# Characteristics

HULDENBERG – Just a stone's throw from the center of Ottembourg, this Cottage-style villa (208 m<sup>2</sup> EPC) will charm you with its authentic character and bucolic living environment. Located in a quiet area, within walking distance of schools, shops, and public transport, it offers the perfect balance between the tranquility of the countryside and the convenience of the city. From the entrance hall, you will be captivated by the warm atmosphere of the house. The living room, bathed in natural light, is centered around a functional open fireplace that creates a cosy and welcoming ambiance. The open-plan kitchen, fully equipped (2019), opens onto a magnificent terrace leading to an exceptional garden: a true old orchard, unique in its kind, with more than 20 fruit trees that mark the rhythm of the seasons with blossoms and generous harvests. You will enjoy an unobstructed view of the surrounding countryside, in a private setting, where every corner invites you to relax.

Upstairs, the villa offers four large bedrooms (±11, 12, 19 & 19 m<sup>2</sup>), all filled with light and each with its own unique charm. Two bathrooms, one of which is en suite, as well as a separate toilet.

On the practical side, the house has a garage for motorbikes and bicycles, six outdoor parking spaces, and a charging station for electric vehicles. The electrical installation is compliant and the property has an EPC B (199 kWh/m<sup>2</sup>.year). Urban planning information: flood zone: no, building permit: yes, subdivision permit: no, pre-emption right: no, legal proceedings: no, urban planning designation: residential areas with a rural character and agricultural areas.

This charming villa is free upon deed and represents a rare opportunity for lovers of character houses wishing to enjoy a green and authentic environment without compromising on comfort. Want to discover this rare gem? Contact WE INVEST OVERIJSE now at 02/455.20.35 or by email: [overijse@weinvest.be](mailto:overijse@weinvest.be).

Non-contractual advertisement – subject to modifications – dimensions provided for information purposes only.

## General information

Type of property	Villa
Year of construction	1985
Condition of the building	Good
Number of facades	4
Number of floors	1

## Indoor

Number of rooms	14
Living area	208 m <sup>2</sup>
Number of bedrooms	4
Number of bathrooms	1
Number of shower rooms	1
Number of toilets	2
Number of kitchens	1
Number of dining rooms	1
Number of living rooms	1
Number of laundry rooms	1
Number of attics	1

## Outdoor

Surface area of the plot	1,201 m <sup>2</sup>
Garden area	1,036 m <sup>2</sup>
Orientation of the garden	South-West
Terrace area	47 m <sup>2</sup>
Number of garages	1
Number of indoor parkings	1
Number of outdoor parkings	1
Number of parkings	6

## Equipment

Fireplace	✓
Electricity connection	✓
TV cables	✓
Water connection	✓
Sewer connection	✓
US hyper equipped kitchen	✓
Fuel oil tank (L)	✓

# Characteristics

## Energy

Energy class	
Primary energy consumption	199 kwh/m <sup>2</sup> .year
Aluminium frame	
Individual heating	
Double glazing	

## Urbanistic information

Building permission	Yes
P Score	A
G Score	A
Flooding area	No Flood risk

## Finances

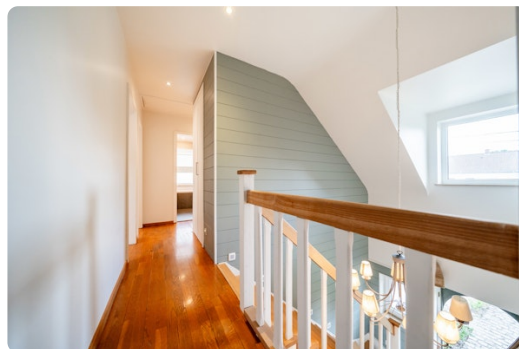
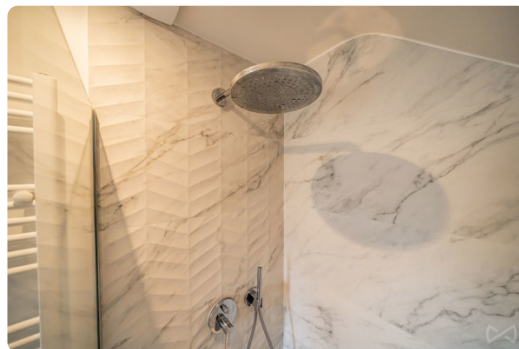
Subject to VAT	No
Cadastral income	€1,881

# 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 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** *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!*