FOR SALE

House







MAKE OFFER

From €147,000

Rue des Emailleries 19
6041 Gosselies

Terraced

84 m² livable surface

57 m² land surface

2 bedrooms

PEB C

Find this property on our website!

We Invest

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 *Charleroi*

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Thomas

Real Estate Advisor

IPI 516199

Characteristics

General information

Availability	11-02-2027
Type of property	House
Year of construction	1960
Condition of the building	Good
Number of facades	2
Number of floors	2

Indoor

Number of rooms	9
Living area	84 m²
Number of bedrooms	2
Number of bathrooms	1
Number of shower rooms	1
Number of toilets	1
Number of kitchens	1
Number of dining rooms	1
Number of cellars	1

Outdoor

Surface area of the plot	57 m²
Garden area	12 m²
Number of terraces	1

Equipment

Electricity connection	✓
Sewer connection	✓
Hyper equipped kitchen	✓

Energy

PEB report number	20261109001637
Energy class	PEB C
Primary energy consumption	229 kwh/m².year
Theoretical total primary energy consumption	23799 kwh/year
CO2 emission	43 kg
PVC frame	✓
Gas heating	✓
Double glazing	✓

Urbanistic information

Flooding area	No Flood risk

Finances

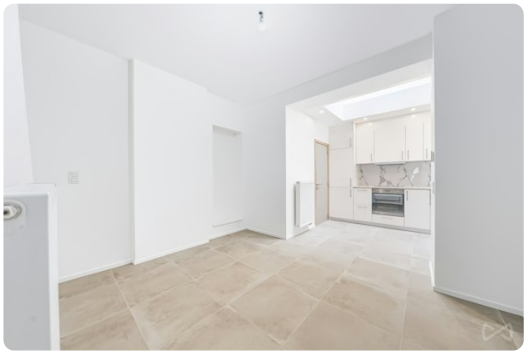
Subject to VAT	No

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Photos











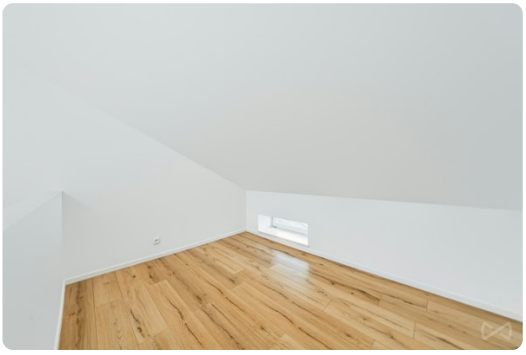
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Photos





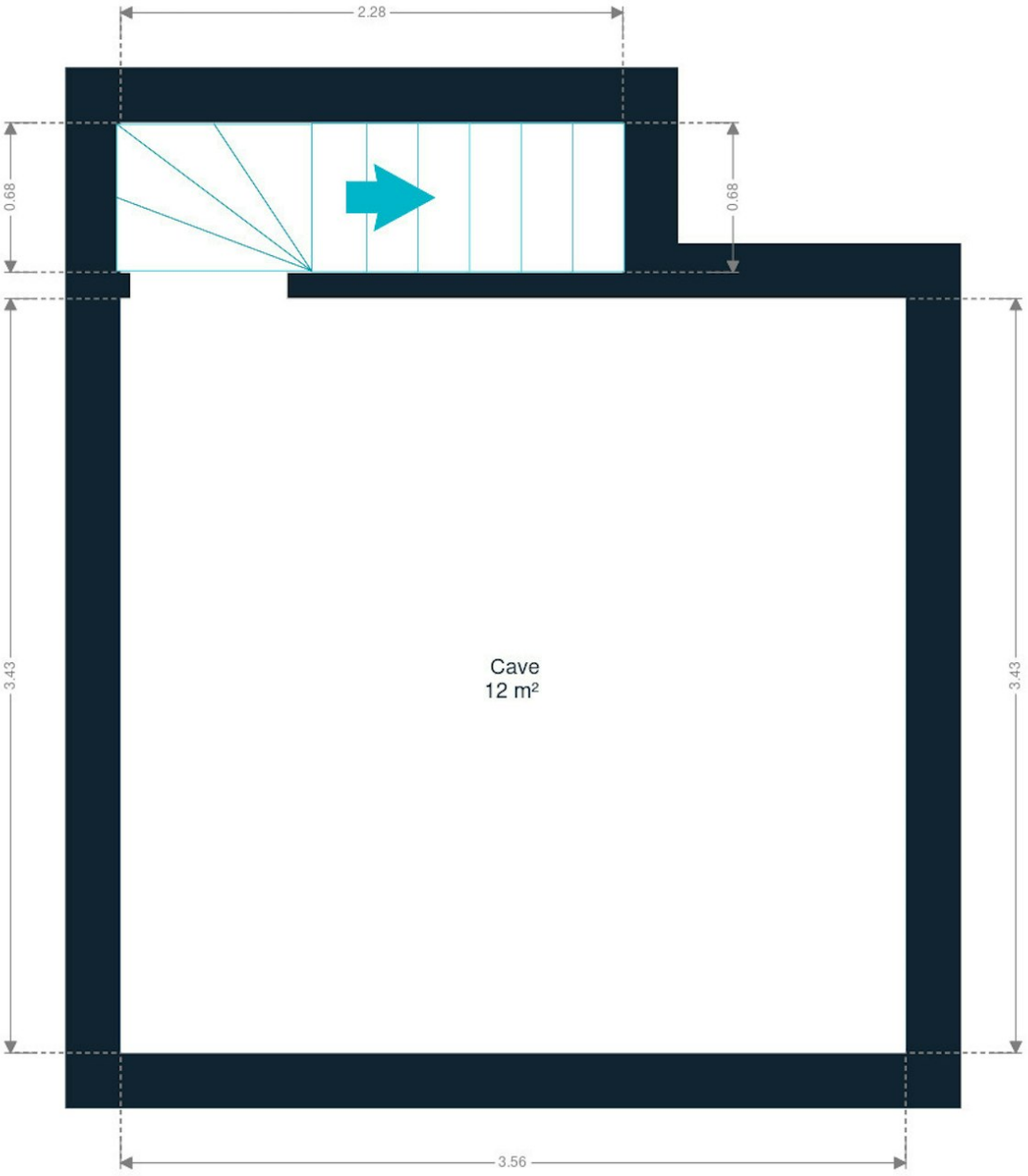





Discover all photos of this property on our website!

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Plans



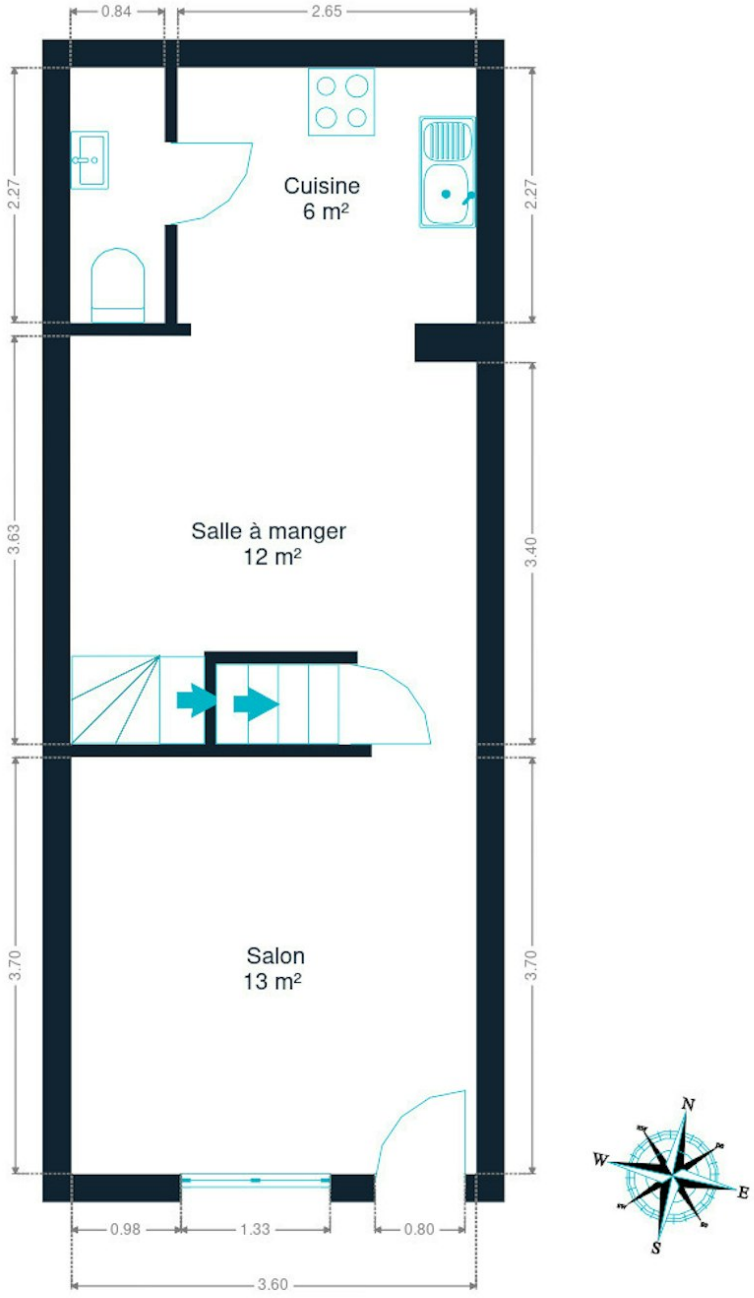
Sous-sol

Les plans sont soumis à titre informatif et non contractuels.

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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Plans



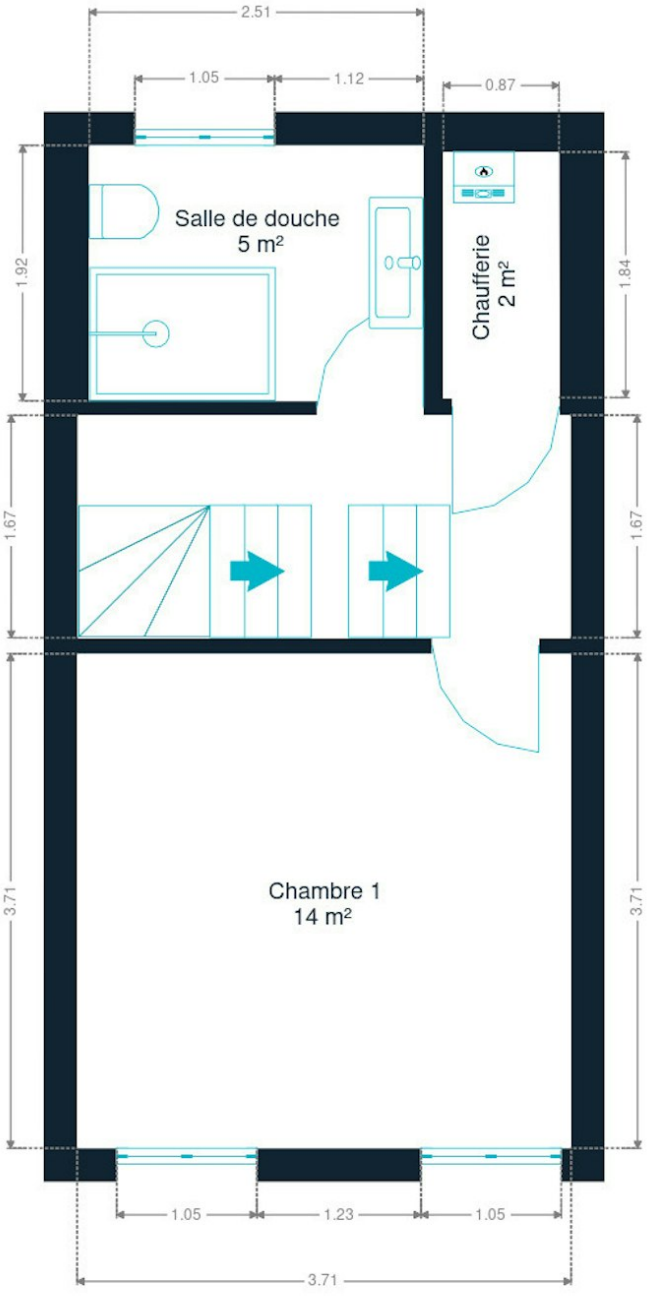
Rez-de-chaussée

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Plans



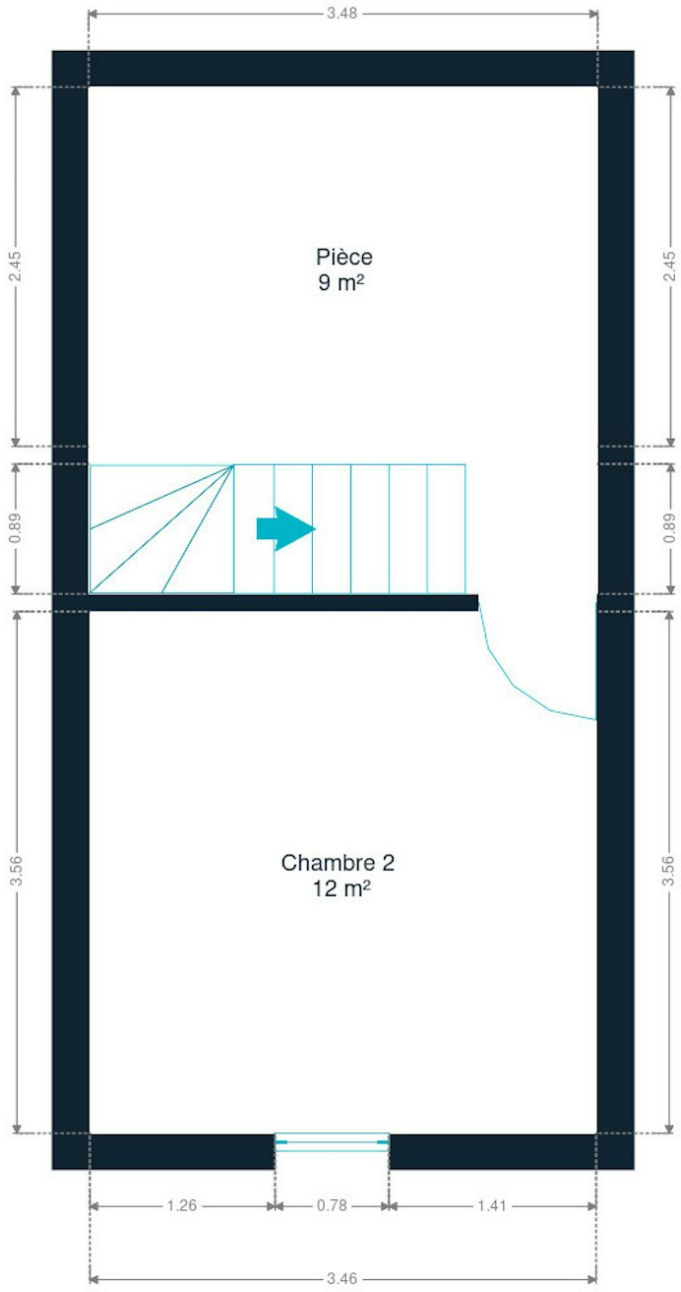
1er étage

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Plans



2ème étage

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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 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.

Scan me

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.

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.

3. MAKING AN OFFER

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

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.

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.

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.

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.

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.

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.



Congratulations!

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