



### SUMMARY

Charles has over 10 years of experience in the Belgian real estate sector.

He has a deep knowledge of market prices both in towns (Brussels, towns of Vlaams Brabant and Waals Brabant, Charleroi, Rochefort) and in the countryside (Condroz, Limburg, Belgian and French Ardennes). He regularly estimates properties ranging from "first price real estate" to exceptional properties (castles and farms with several dozen hectares).

He has a good knowledge of site management and of the price of building and renovation materials. When he visits a building, he can quickly see its potential after renovations. He easily estimates the time and the budget for the work to be done.

He managed a real estate portfolios in the residential sector up to 120 units of small and medium sizes..

He is also an expert in rural real estate (agricultural land, forest plots); he has a good knowledge of the agricultural lease in both Flanders and Wallonia and of the legislation concerning unconventional accommodation.

Charles quickly understood that the key to his job was communication. Over the years, he acquired excellent communication and negotiation skills.

### EXPERTISES

- Purchase / Sale
- *Real estate expertise*
- *Exit of co-ownership*
- *Advice*
- *Follow-up of renovation site*
- *Agro-tourism project*

### MAIN ACHIEVEMENTS

- **Purchases & Sales** Purchases (search for real estate investments for others) and sales of numerous flats, houses, investment properties, farmland, forest plots and rural properties in Belgium and in France.
- **Rural real estate & exit of co-ownership** In 2021, he orchestrated, among other projects, the exit from a complicated family indivision, comprising a large amount of agricultural land located in Limburg.
- **Transformation** In 2018 and 2019, he worked among others on a large project to transform a school in Charleroi into around 20 flats.
- **Acquisition & Renovation** In 2016 and 2017, he managed the acquisition and the renovation of a building with 9 flats in Ixelles (Brussels).
- **Real estate management** Management of a property portfolio of 120 rental units from 2015 to 2018 mainly in Brussels.
- **Agro-tourism projects** Creation of Wildernest in 2016, a company specialising in the design and manufacture of Tiny Houses (wooden mobile homes) & the development of agro-tourism projects. Winner of the Famigro Entrepreneurship Award in 2017
- **Real estate portfolio** Creation of his first real estate portfolio in 2011 with the first acquisition being a burnt down house in Rochefort. He subsequently bought several workers' houses in the region which he renovated and rented to social organisations.

## EXPERIENCE

2019 - today	<b>Independent broker (sale, purchase, evaluation)</b> <a href="http://www.country-estates.be">www.country-estates.be</a>	<b>Country Estates SRL</b> <i>Rural real estate</i> Acquisition and sale of agricultural land, forest plots and rural properties (castles, farms, mills, etc.) / management of complex files (dealing with family disagreements)
2018 – today	<b>Independent broker (real estate property management, rent, sale, property hunter)</b> <a href="http://www.gesticonseils.be">www.gesticonseils.be</a>	<b>Gesti Conseils Immobilier SA</b> <i>Real estate property management</i> Purchase & sale of investment properties
2016 - 2020	<b>Co-founder &amp; Manager</b> <a href="http://www.wildernest.be">www.wildernest.be</a>	<b>Wildernest SRL</b> <i>Designing &amp; building Tiny Houses</i>
2014 - 2015	<b>Co-founder &amp; Manager</b>	<b>MyEco Invest SPRL</b> <i>Helping with all home-related problems</i>
2011 - 2013	<b>Co-founder &amp; Manager</b>	<b>Work Attitude SPRL &amp; Lambeve SPRL</b> <i>Social real estate development</i>

## APPROVED BIV COURSES COMPLETED IN 2021-2022

- Anti-money laundering law
- Commercial lease & Pop Up store
- WalOnMap
- Residential lease
- Building techniques

## LANGUAGES

French / Dutch / English / Spanish

## EDUCATION

IPI Aggregation (n° 511 473)  
Certificate "taking over a farm" (FJA Gembloux)  
Business administration (VUB, Brussels)  
Saint-Benoît de Maredsous College

## EXTRA

Driving licences: AM, A1, A2, A, B, BE  
Navigation certificate: ICC  
Paragliding and horse riding certificates