



Gemeenteplein 9 , 3040 Huldenberg

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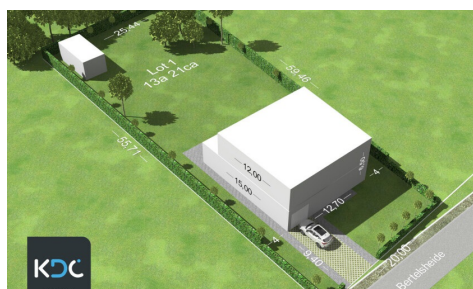
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## FOR SALE - BUILDING GROUND

Bertelsheide 38, 3040 Huldenberg

€ 350.000

Ref. 7047777



Availability: at the contract

Surf. Plot: 1321m<sup>2</sup>

## DESCRIPTION

**Southwest-facing building plot of 13a 21ca in a quiet and green setting in Loonbeek (Huldenberg).**

This spacious building plot of 1,321 m<sup>2</sup> is located in a pleasant and green residential area in Loonbeek, a part of the municipality of Huldenberg. The area is exceptionally quiet, with no through traffic, and is within walking distance of the Ijsepad, a popular cycling and walking path along the IJse river. Ideal for nature lovers seeking peace and relaxation, while still enjoying easy access to Leuven and Overijse.

Urban planning regulations:

Building depth: 15 m (ground floor), 12 m (upper floor)

Roof type: flat roof (cornice height of 6.50 m) or pitched roof (cornice height of 6.00 m)

Building zone: at least 4 m from the side plot boundaries

Maximum front façade width: 12.70 m - Maximum rear façade width: 14.06 m

Outbuildings allowed in the backyard

### Key features:

- ✓ Southwest-facing garden
- ✓ Quiet and green residential area
- ✓ No through traffic
- ✓ Walking distance to the Ijsepad
- ✓ Excellent access to Leuven and Overijse
- ✓ Suitable for the construction of a detached villa

Are you looking for a peaceful location to build your dream home? Contact us today for more information or to schedule a visit!

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## FINANCIAL

Price: € 350.000,00

Available: At the contract

## TERRAIN

Ground area: 1.321,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Sewage: Yes

Water: Yes

## PLANNING

Destination: Rural residential area

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

P-score: B  
Summons: No  
Servitude: No