



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

E-mail: david@kdcimmo.be

FOR SALE - BUILDING GROUND

Leuvensebaan 45, 3040 Huldenberg

€ 268.000

Ref. 7654899



Surf. Plot: 1121m²

Neighbourhood: countryside

DESCRIPTION

Well-located building plot in the center of Ottenburg with a surface area of 11.21 ares, intended for detached construction. At the rear, the plot enjoys a west-facing orientation and a beautiful view over agricultural land.

With a plot width of 17 meters and a 3-meter non-buildable side strip, this plot offers good building possibilities. It is possible to build with a width of 11 meters and a depth of 15 meters on the ground floor. On the first floor, a building depth of 12 meters is possible, potentially complemented by an additional floor under the roof or a flat roof.

The location is a major asset: centrally located, close to supermarket, bakery, pharmacy, public transport and school.

Contact our office for more information.

FINANCIAL

Price: € 268.000,00

BUILDING

State: Very good state

LOCATION

Environment: Countryside

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

TERRAIN

Ground area: 1.121,00 m²

Ground depth: 80,00 m

TECHNICS

Electricity: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: No

Destination: Rural residential area

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: Yes

Parcelling permission: No

Water-sensitive open space area: No

Flooding area: Not located in flood area

P-score: C

Summons: No

Servitude: No

Management measures recorded in the register of
measures: No