Gemeenteplein 9 , 3040 Huldenberg
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FOR SALE - BUNGALOW

€ 498.000

Holstheide 11, 3040 Huldenberg

Ref.

Number of bedrooms: 2
Number of bathrooms: 1
Garages: 1
Availability: tbd with the tenant

Surf. Living: 100m²
Surf. Plot: 1982m²
Surf. terrace: 30m²

PEB/EPB: 53kwh/m²/j

DESCRIPTION

Rear-located two-bedroom bungalow in a quiet and green setting in Huldenberg. This move-in-ready home was renovated with a focus on energy efficiency in 2026 and boasts an excellent EPC A rating. Built in the 1970s, it is set on a beautiful 1982m² plot, offering peace, privacy, and plenty of outdoor space.

Layout:
Entrance hall with separate toilet, spacious L-shaped living room of approximately 40m² with an open fireplace and access to the beautiful terrace, fitted kitchen with cooker, oven and extractor. The property further offers two bedrooms of 14m² and 11m² respectively, a fitted shower room with 1 basin in unit, a garage, and a large private fenced garden.

Additional features: Newly renovated roofs on both the house and the garage, 20 solar panels, heat pump, 8 kW home battery, new double-glazed windows, and a compliant electrical installation.

Currently rented for 1250 euro/month under a standard residential lease agreement.

FINANCIAL

Price: € 498.000,00
Available: Tbd with the tenant
Land registry income: € 1.370,00
Indexed land registry income: € 3.151,00
Land tax: € 1.128,00

BUILDING

Habitable surface: 100,00 m²
Fronts: 4
Construction year: 1970
Renovation: 2026
State: Good state
Type roof: Flat roof

COMFORT

Fireplace: Yes

ENERGY

EPC score: 53
EPC code: 20251104-0003725464-RES-1
EPC class: A
Double glazing: Yes
Electricity certificate: Yes, conform
Heating type: Hot air pump
Heating: Individual
Solar panels: Yes

TERRAIN

Ground area: 1.982,00 m²
Garden: Yes

LAYOUT

Entrance hall: Yes
Living room: 40,00 m²
Kitchen: 10,00 m²
Nighthall: Yes
Bedroom 1: 14,00 m²
Bedroom 2: 11,00 m²
Bathroom 1: 4,00 m²
Bathroom type: Shower
Toilets: 1
Terrace: 30,00 m²

TECHNICS

Electricity: Yes
Sewage: No
Water: Yes

PLANNING

Building permission: Yes
Destination: Rural residential area
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No

Parcelling permission: Yes
Obligation to renovate: No
Asbestos inventary certificate: Yes
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No
Management measures recorded in the register of measures: No

PARKING

Garage: 1
Garage surface area: 28,00 m²
Parkings outside: Yes
Parkings inside: Yes