



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

E-mail: david@kdcimmo.be

FOR SALE - BUNGALOW

Langeheidestraat 25, 3040 Ottenburg

€ 395.000

Ref. 5310643



Number of bedrooms: 2
Number of bathrooms: 1
Availability: tbd with the owner

Surf. Living: 85m²
Surf. Plot: 311m²
Surf. terrace: 25m²
Neighbourhood: quiet

PEB/EPB: 728kwh/m²/j

DESCRIPTION

Very quietly located completely renovated bungalow on a plot of 3are11ca in Ottenburg. Solid construction from 1968, renovation in 2023.

Ground floor: entrance hall, 28m² living room with pellet stove, spacious fitted kitchen with dining area, hall, separate toilet, bedroom 1 (16m²) with fitted wardrobes and ensuite new shower room with walk-in shower, basin in unit and connections for washing machine, bedroom 2 (10m²).

Attic: attic of 55m² (concrete floor) possibly to convert.

Outside: Parking for 3 cars, terrace, limited garden around.

Very quiet location in low traffic street, near nature reserve, center Ottenburg and its amenities. Flood report: Building G-score: A - Plot P-score: A - Not located in a flood risk zone. Renovation obligation to energy level D within 5 years after purchase.

FINANCIAL

Price: € 395.000,00
Available: Tbd with the owner
Land registry income: € 1.058,00
Indexed land registry income: € 1.956,00
Land tax: € 792,00

BUILDING

Habitable surface: 85,00 m²
Fronts: 4
Construction year: 1965
Renovation: 2023
State: Very good state
Orientation rear: North

COMFORT

Furnished: No
Blinds: Yes

ENERGY

EPC score: 728
EPC code: 20240423-0002542731-RES-2
EPC class: F
Double glazing: Yes
Electricity certificate: Yes, conform

LOCATION

Environment: Quiet

TERRAIN

Ground area: 311,00 m²
Garden: Yes

LAYOUT

Entrance hall: Yes
Living room: 28,00 m²
Kitchen: 15,00 m², hyper equipped
Nighthall: Yes
Bedroom 1: 16,40 m²
Bedroom 2: 10,50 m²
Bathroom 1: 7,00 m²
Bathroom type: Shower
Toilets: 1
Terrace: 25,00 m²
Attic: 55,00 m²

PLANNING

Destination: Rural residential area
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No

Heating type: Oil (centr. heat.)

Heating: Individual

Obligation to renovate: Yes

Intimation: No - no legal correction or
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

PARKING

Parkings outside: 3

Parkings inside: No