



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - DUPLEX

Schoolstraat 18, 3040 Huldenberg

€ 398.500

Ref. 5838411



Number of bedrooms: 2  
Number of bathrooms: 1  
Availability: at delivery

Surf. Living: 110m<sup>2</sup>  
Surf. Plot: 116m<sup>2</sup>  
Surf. terrace: 18m<sup>2</sup>  
Neighbourhood: quiet

## DESCRIPTION

**Very quietly located newly built duplex apartment with terrace and garden in the center of Ottenburg.**

Ground floor: entrance hall.

1st floor: separate toilet with basin, fully fitted kitchen with dining area and large sliding door to terrace and garden, storage space, TV-room/living room.

2nd floor: landing, separate toilet, 2 bedrooms, fitted bathroom, laundry room. Attic/storage.

Other info: fully finished ready for painting, underfloor heating, ventilation system, solar panels, currently still free choice of materials. Underground parking space and cellar included. Communal garden at the back. Is part of the new construction project De Linde. **Possibility to enjoy 6% VAT** on the construction value. Quiet location in the village center, near E411, zoning waver, public transport, supermarket, butcher, bakery, pharmacy, ...

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## FINANCIAL

Price: € 398.500,00

VAT applied: Yes

Available: At delivery

## BUILDING

Habitable surface: 110,00 m<sup>2</sup>

Fronts: 2

Construction year: 2024

State: New

Number of floors: 2

## COMFORT

Furnished: No

## ENERGY

EPC class: A

Double glazing: Yes

Windows: Vinyl

Heating type: Floor heating

Heating: Individual

Solar panels: Yes

## LOCATION

Environment: Quiet, residential area

## TERRAIN

Ground area: 116,00 m<sup>2</sup>

Garden: Yes (40,00 m<sup>2</sup>)

Orientation terrace 1: East

## LAYOUT

Entrance hall: Yes

Living room: 20,00 m<sup>2</sup>

Kitchen: 21,00 m<sup>2</sup>

Nighthall: 2,00 m<sup>2</sup>

Bedroom 1: 15,00 m<sup>2</sup>

Bedroom 2: 10,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 18,39 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

## TECHNICS

Sewage: Yes

## **PLANNING**

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

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 inside: 1