



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - EXCEPTIONAL HOUSE

Tommestraat 39 Ba, 3040 Huldenberg

€ 535.000

Ref. 5589140



Number of bedrooms: 5
Number of bathrooms: 1
Garages: 1
Availability: to be agreed upon

Surf. Living: 350m²
Surf. Plot: 1455m²
Surf. terrace: 50m²

PEB/EPB: 449kwh/m²/j

DESCRIPTION

Unique farmhouse with barn on a plot of 14are55ca near center of Ottenburg. Ideal for those looking for space (self-employed, liberal profession, kangaroo home, co-housing,...).

Property consists of:

Barn in front on the street side with a floor area of 103m² (possible to create 3 floors in it with a total of 300m²).

Rear house of 250m² in total consisting of:

Ground floor: entrance hall, spacious kitchen with dining area 31m², storage/laundry room, staircase hall, separate toilet with sink, living room of 35m² with stove and access to veranda.

Floor 1: landing, separate toilet, 3 spacious bedrooms with parquet floors (32m² + 20m² + 13m²), convertible attic (extra room), workshop (former stable of 65m² in total).

Outside: beautiful landscaped and private garden, very quiet location close to town center and its amenities, spacious terrace, with lots of privacy.

Other information: double glazing, gas heating. Flood report: G-score: A - P-score: A - Not located in flood risk zone. Renovation requirement to D-score within 5 years of purchase. Currently 350m² habitable, possible to create 550m² habitable space.

FINANCIAL

Price: € 535.000,00

VAT applied: No

Available: To be agreed upon

Land registry income: € 840,00

Indexed land registry income: € 1.787,00

Land tax: € 628,00

Liberal profession possible: Yes (300,00 m²)

BUILDING

Habitable surface: 350,00 m²

Fronts: 4

Construction year: 1949

State: Good state

COMFORT

Furnished: No

Fireplace: Yes

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

TERRAIN

Ground area: 1.455,00 m²

Garden: Yes

LAYOUT

Entrance hall: Yes

Living room: 35,00 m²

Dining room: 15,00 m²

Kitchen: 15,00 m²

Storage: Yes

Bureau: 65,00 m²

Veranda: Yes

Nighthall: Yes

ENERGY

EPC score: 449

EPC code: 20230919-0002992682-RES-1

EPC class: E

Isolation: Yes

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

Bedroom 1: 32,00 m²

Bedroom 2: 20,00 m²

Bedroom 3: 13,00 m²

Bedroom 4: 20,00 m²

Bathroom 1: 8,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 50,00 m²

Laundry: Yes

Cellar: 15,00 m²

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Rural residential area

Building permission: No

Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: Yes

Asbestos inventory certificate: 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

Garage: 1

Parkings outside: 3

Parkings inside: 5