



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - EXCEPTIONAL HOUSE

Spitsberg 13, 3040 Huldenberg

€ 575.000

Ref. 5613730



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 2
Availability: tbd with the owner

Surf. Living: 310m²
Surf. Plot: 4325m²
Surf. terrace: 20m²

PEB/EPB: 376kwh/m²/j

DESCRIPTION

Very quietly located house with several outbuildings and fantastic views in Huldenberg. Property with enormous potential, ideal for self-employed / liberal profession. Plot of 47are25ca, dead end street, nice view at the back on nature reserve.

Ground floor: 32m² living room with cassette, lounge/dining room/office 24m², spacious kitchen of 29m² with sliding window to terrace, separate toilet, laundry room.

Floor 1: night hall, 3 bedrooms, fitted bathroom with shower, bathtub, bidet, toilet and double sink in furniture.

Garage (110m² in total): recent garage building of 54m² floor space per level, automatic door.

Outside space: several outbuildings, plot accessible in several ways, conservatory in good condition, nice view to the rear, south facing.

Other information: oil-fired heating, kitchen/dining room extension from 2001, recent roof. Property with huge potential, ideal for self-employed / liberal profession, kangaroo home. Flood report: G-score: A - P-score: A - Not located in flood risk zone.

FINANCIAL

Price: € 575.000,00

Available: Tbd with the owner

Land registry income: € 830,00

Indexed land registry income: € 1.736,00

Land tax: € 621,00

Liberal profession possible: Yes

BUILDING

Habitable surface: 310,00 m²

Fronts: 4

Construction year: 1949

Renovation: 2001

State: Good state

Type roof: Saddle roof

Orientation rear: South

COMFORT

Fireplace: Yes

ENERGY

EPC score: 376

TERRAIN

Ground area: 4.325,00 m²

Garden: Yes

Orientation terrace 1: South

LAYOUT

Living room: 32,00 m²

Dining room: 24,00 m²

Kitchen: 29,00 m², fully fitted

Nighthall: 3,00 m²

Bedroom 1: 19,00 m²

Bedroom 2: 14,00 m²

Bedroom 3: 9,00 m²

Bathroom 1: 11,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 20,00 m²

Laundry: 4,00 m²

Cellar: 5,00 m²

Attic: 20,00 m²

TECHNICS

Electricity: Yes

EPC code: 20231102-0003029756-RES-1

EPC class: D

Double glazing: Yes

Heating: Individual

Phone cables: Yes

Cable TV: Yes

Sewage: No

Water: Yes

PLANNING

Destination: Not disclosed

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

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: 2

Parkings outside: 10

Parkings inside: 4