



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - EXCEPTIONAL HOUSE

Kausdelle 28, 3040 Huldenberg

€ 950.000

Ref. 7584478



Number of bedrooms: 6

Number of bathrooms: 3

Garages: 2

Availability: to be agreed upon

Surf. Living: 375m²

Surf. Plot: 7835m²

PEB/EPB: 261kwh/m²/j

DESCRIPTION

Spacious villa with exceptional potential, situated on a beautiful plot of no less than 78 ares, just a stone's throw from the center of Huldenberg. The property enjoys a quiet location in a low-traffic street and is within walking distance of shops, schools and other amenities. Built in 1989 and extended/renovated in 2016, this property offers numerous possibilities for those seeking space, comfort and flexibility.

Ground floor: entrance hall with separate guest toilet, spacious and bright living room with wood stove, office, fully equipped kitchen, veranda, laundry room and a versatile extension that can be used as a practice space, additional living area or hobby room. The property also includes two garages.

First floor: night hall with separate toilet, five bedrooms, three bathrooms and a dressing room.

Outdoor area: the plot is fully enclosed and accessible via an automatic entrance gate. Parking space for several cars, a pleasant southwest-facing terrace and a plot/meadow at the rear located in a nature area, ensuring peace and privacy.

Additional information: oil-fired heating, double glazing and 18 solar panels with a 10 kW home battery. Thanks to its generous living space and flexible layout, this property is suited for combining living and working (self-employed profession), a kangaroo home or for those looking for a large amount of space.

FINANCIAL

Price: € 950.000,00

Available: To be agreed upon

Land registry income: € 3.343,00

Indexed land registry income: € 7.504,00

Land tax: € 2.686,00

BUILDING

Habitable surface: 375,00 m²

Fronts: 4

Construction year: 1989

Renovation: 2016

State: Good state

Orientation rear: South-west

COMFORT

Alarm: Yes

Fireplace: Yes

ENERGY

EPC score: 261

EPC code: 20240715-0003295719-RES-1

EPC class: C

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

TERRAIN

Ground area: 7.835,00 m²

Garden: Yes

Orientation terrace 1: West

LAYOUT

Entrance hall: 15,00 m²

Living room: 47,00 m²

Kitchen: 17,00 m², hyper equipped

Storage: Yes

Bureau: 8,00 m²

Veranda: Yes

Nighthall: 10,00 m²

Bedroom 1: 30,00 m²

Bedroom 2: 26,00 m²

Bedroom 3: 20,00 m²

Bedroom 4: 24,00 m²

Bedroom 5: 32,00 m²

Isolation: Yes
Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Oil (centr. heat.)
Heating: Individual

Bedroom 6: 20,00 m²
Dressings: 10,00 m²
Bathroom 1: 7,00 m²
Bathroom 2 : 7,00 m²
Bathroom 3 : 6,00 m²
Toilets: 2
Laundry: 5,50 m²
Attic: 16,00 m²

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Water: Yes

PLANNING

Building permission: Yes
Destination: Rural residential area
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: Yes
Parcelling permission: No
Water-sensitive open space area: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No

PARKING

Garage: 2
Parkings outside: 5
Parkings inside: Yes