



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - EXCEPTIONAL HOUSE

Kouterstraat 39, 3040 Huldenberg

€ 845.000

Ref. 7639615



Number of bedrooms: 4  
Number of bathrooms: 2  
Availability: to be agreed upon

Surf. Living: 232m<sup>2</sup>  
Surf. Plot: 2737m<sup>2</sup>  
Surf. terrace: 40m<sup>2</sup>

PEB/EPB: 283kwh/m<sup>2</sup>/j

## DESCRIPTION

### Fantastic rear-positioned villa on a south-facing plot of 27ares

This beautiful villa, built in 2003, is quietly located at the rear and enjoys exceptional privacy on a lovely south-facing plot of 27a 37ca.

On the ground floor, you enter through a spacious entrance hall with cloakroom and separate guest toilet. The open-plan, fully equipped kitchen flows seamlessly into the bright dining area and the cosy living room with wood-burning stove. Large windows offer a stunning view of the garden and provide direct access to the terrace. The ground floor also features a spacious bedroom with an ensuite bathroom, equipped with a shower, bathtub, double washbasin, sauna and toilet. A practical utility/laundry room is also available.

The first floor comprises a night hall, a bedroom with ensuite bathroom, a generous TV room/hobby space that can also serve as an additional extra bedroom, two children's bedrooms and an office.

Outside, you can enjoy a beautifully landscaped garden with a high level of privacy, a sunny terrace and views of the ornamental pond, previously used as a swimming pond. In addition, there is parking space for several cars, a private driveway with gate and a garden shed.

Additional highlights include abundant natural light, beautiful garden views, rainwater recovery and a EPC rating of C. The house is heated via electric accumulation, but thanks to the 30 solar panels of 380 Wp each, a 10 kW home battery system and various smart energy applications, the annual energy cost remains very low at approximately €1,300.

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## FINANCIAL

Price: € 845.000,00

Available: To be agreed upon

Land registry income: € 2.119,00

Indexed land registry income: € 4.756,00

Land tax: € 1.702,59

## BUILDING

Habitable surface: 232,00 m<sup>2</sup>

Fronts: 4

Construction year: 2003

State: Very good state

Type roof: Saddle roof

Orientation rear: South

## COMFORT

Fireplace: Yes

Sauna: Yes

## TERRAIN

Ground area: 2.737,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: South

## LAYOUT

Entrance hall: Yes

Living room: 31,00 m<sup>2</sup>

Dining room: 30,00 m<sup>2</sup>

Kitchen: 20,00 m<sup>2</sup>, US hyper equipped

Bureau: 7,70 m<sup>2</sup>

Nighthall: 5,00 m<sup>2</sup>

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

Bedroom 2: 17,00 m<sup>2</sup>

Bedroom 3: 9,00 m<sup>2</sup>

Bedroom 4: 9,00 m<sup>2</sup>

Bathroom 1: 16,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 40,00 m<sup>2</sup>

## **ENERGY**

EPC score: 283

EPC code: 20260401-0003106310-RES-2

EPC class: C

Isolation: Yes

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Electrical accumulators

Heating: Individual

Solar panels: Yes

Water tank: Yes

Laundry: 13,00 m<sup>2</sup>

Attic: Yes

## **TECHNICS**

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: No

Water: Yes

## **PLANNING**

Destination: Rural residential area

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: No

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: C

Water-sensitive open space area: No

Summons: No

Servitude: No

## **PARKING**

Parkings outside: 5