



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - EXCEPTIONAL HOUSE

Kausdelle 54, 3040 Huldenberg

€ 820.000

Ref. 5393727



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: to be agreed upon

Surf. Living: 286m²
Surf. Plot: 1136m²
Surf. terrace: 30m²
Neighbourhood: quiet

PEB/EPB: 111kwh/m²/j

DESCRIPTION

Stylish villa in a very quiet location, situated on a plot of 11 ares 36 centiares near the center of Huldenberg.

Ground floor: entrance hall with cloakroom, separate toilet, spacious living room of 47m² with parquet floor and gas fireplace, open plan fully equipped kitchen (American fridge, freezer, steam oven, combi-microwave, coffee machine, dishwasher and induction hob), pantry/laundry room, garage for 1 car with automatic gate.

Floor 1: spacious hall, separate toilet, 4 spacious bedrooms (17m² + 16m² + 15m² + 12m²), dressing room, fitted bathroom (walk-in shower, bath and double basin in unit), fitted shower room (shower and basin in unit).

Floor 2: large attic with 2 windows, which can be further converted with the possibility of creating 2 bedrooms.

Outdoor space: pleasant terrace and view of greenery, covered terrace and garden shed.

Other information: 286m² surface area according to the EPC certificate, built in 2008, EPC B, solar water heater, underfloor heating on the ground floor, double glazing, gas heating. Very quiet location in a low-traffic street, close to all amenities.

FINANCIAL

Price: € 820.000,00
Available: To be agreed upon
Land tax: € 1.898,46

BUILDING

Habitable surface: 286,00 m²
Fronts: 4
Construction year: 2008
State: Very good state
Orientation rear: West

COMFORT

Alarm: Yes
Fireplace: Yes

ENERGY

EPC score: 111
EPC code: 20230603-0002908830-RES-1
EPC class: B
Double glazing: Yes
Windows: Vinyl

LOCATION

Environment: Quiet, residential area
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes

TERRAIN

Ground area: 1.136,00 m²
Garden: Yes
Orientation terrace 1: West

LAYOUT

Entrance hall: Yes
Living room: 47,00 m²
Kitchen: 22,00 m², US hyper equipped
Nighthall: Yes
Bedroom 1: 17,00 m²
Bedroom 2: 16,00 m²
Bedroom 3: 15,00 m²
Bedroom 4: 12,00 m²
Bathroom 1: 12,00 m²
Bathroom type: Shower and bath tub
Bathroom 2 : 4,00 m² shower


Electricity certificate: Yes, conform
Heating type: Floor heating
Heating: Individual
Water tank: Yes

Toilets: 2
Terrace: 30,00 m²
Laundry: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Gas: 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: Yes
Water-sensitive open space area: No
Obligation to renovate: No
Flooding area: Not located in flood area
G-score: A
P-score:  D
Summons: No
Servitude: No
Management measures recorded in the register of measures: No

PARKING

Garage: 1
Parkings outside: 2
Parkings inside: Yes