Gemeenteplein 9 , 3040 Huldenberg
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€ 790.000

For sale - Exceptional house

Kouterstraat 39, 3040 Huldenberg

Ref. 7691582

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

Surf. Living: 232m²
Surf. Plot: 2737m²
Surf. terrace: 40m²

PEB/EPB: 283kwh/m²/j

Description

Fantastic rear-positioned villa on a south-facing plot of 27ares. Excellent public transport connections to schools in Overijse and Leuven.

Top quality architect designed Mi Casa home. Built using a hybrid construction method combining mixed material uses to deliver a high specification family home. Built in 2003, the property is set back on a beautiful south-facing plot of 2,737 m² and enjoys exceptional privacy.

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 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.

Financial

Terrain

Price: € 790.000,00
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 m²
Fronts: 4
Construction year: 2003
State: Very good state
Type roof: Saddle roof
Orientation rear: South

Comfort

Fireplace: Yes
Sauna: Yes

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

Ground area: 2.737,00 m²
Garden: Yes
Orientation terrace 1: South

Layout

Entrance hall: Yes
Living room: 31,00 m²
Dining room: 30,00 m²
Kitchen: 20,00 m², US hyper equipped
Bureau: 7,70 m²
Nighthall: 5,00 m²
Bedroom 1: 15,00 m²
Bedroom 2: 17,00 m²
Bedroom 3: 9,00 m²
Bedroom 4: 9,00 m²
Bathroom 1: 16,00 m²
Bathroom type: Shower and bath tub
Toilets: 2
Terrace: 40,00 m²
Laundry: 13,00 m²
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: No
Parcelling permission: Yes
Flooding area: Not located in flood area
G-score: A
P-score: C
Summons: No
Servitude: No

Parking

Parkings outside: 5