



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

E-mail: david@kdcimmo.be

FOR SALE - HOUSE

€ 365.000

Oude Baan 49, 3060

Ref.



Number of bedrooms: 2

Surf. Living: 80m²

PEB/EPB: 376kwh/m²/j

Number of bathrooms: 1

Surf. Plot: 112m²

Availability: tbd with the tenant

DESCRIPTION

Move-in ready house in a quiet, set-back location near the centre of Bertem.

Ground floor: entrance hall, separate toilet, 28 m² living room with a fitted open-plan kitchen.

First floor: landing, 2 spacious bedrooms, fully fitted bathroom with shower in bath, 1 washbasin in unit and toilet.

Second floor: attic to be finished, accessible via a fixed staircase (possibility to create additional bedrooms).

Additional information: cellar, private driveway with parking space, terrace (no garden), recent condensation heating system on gas, double glazing, shutters, electrical installation conform, EPC label D (no renovation obligation).

FINANCIAL

Price: € 365.000,00

Available: Tbd with the tenant

Land registry income: € 523,00

Land tax: € 445,48

BUILDING

Habitable surface: 80,00 m²

Fronts: 3

Construction year: 1949

Renovation: 2017

ENERGY

EPC score: 376

EPC code: 20230627-0002928346-RES-1

EPC class: D

Isolation: Yes

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

Water tank: Yes

TERRAIN

Ground area: 112,00 m²

Garden: No

LAYOUT

Entrance hall: Yes

Living room: 28,00 m²

Kitchen: 6,00 m², hyper equipped

Nighthall: Yes

Bedroom 1: 13,00 m²

Bedroom 2: 13,00 m²

Bathroom 1: 6,00 m²

Bathroom type: Shower in bath

Toilets: 2

Laundry: Yes

Cellar: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: No

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: Yes

Parcelling permission: No

Obligation to renovate: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

Management measures recorded in the register of
measures: No

PARKING

Parkings outside: 1