



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

€ 430.000

Keizerstraat 8, 1560

Ref.



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: tbd with the owner

Surf. Living: 200m²

Surf. Plot: 528m²

Surf. terrace: 25m²

PEB/EPB: 615kwh/m²/j

DESCRIPTION

Spacious and solidly built house with south-facing garden in a quiet location near the centre of Hoeilaart

In a particularly quiet street, a short distance from the centre of Hoeilaart, you will find this spacious and solidly built house on a beautiful south-facing plot of 5 ares 28 centiares. The house was renovated in 2006 and offers numerous possibilities thanks to its generous spaces and large attic, which can be converted.

Layout:

Ground floor: entrance hall, separate toilet, spacious and bright living room with open-plan kitchen, stairwell and large garage with automatic door and connections for a washing machine and tumble dryer.

First floor: night hall, three particularly spacious bedrooms and a fitted bathroom.

Attic floor: spacious attic, still to be converted, offering the possibility of creating additional bedrooms.

Basement: practical storage cellars.

Outdoor space: pleasant private south-facing terrace and garden, where you can fully enjoy the sunshine and tranquillity. Garden shed. The house also offers parking spaces in front of and to the left of the property.

Additional information: the electrical and sanitary installations were renovated in 2006. Gas heating. By installing attic insulation, the EPC rating could, according to the available information, be improved to label D.

Location: the house is situated in a very quiet, low-traffic street, a short distance from the centre of Hoeilaart and all its amenities. It also benefits from easy access to Brussels and good public transport connections.

An ideal family home for those looking for space, tranquillity, a sunny garden and additional conversion potential in an excellent location!

FINANCIAL

Price: € 430.000,00

Available: Tbd with the owner

Land registry income: € 914,00

Indexed land registry income: € 2.102,00

Land tax: € 805,00

BUILDING

Habitable surface: 200,00 m²

Fronts: 4

Construction year: 1920

State: Good state

Orientation rear: South

ENERGY

EPC score: 615

LOCATION

School nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 528,00 m²

Garden: Yes

Orientation terrace 1: South

LAYOUT

Entrance hall: 7,00 m²

Living room: 18,00 m²

Kitchen: 16,00 m², fully fitted

Storage: Yes

EPC code: 20261008-0003970075-RES-1
EPC class: F
Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)
Heating: Individual
Water tank: Yes

Nighthall: 4,00 m²
Bedroom 1: 16,00 m²
Bedroom 2: 16,00 m²
Bedroom 3: 16,00 m²
Bathroom 1: 8,00 m²
Bathroom type: Shower in bath
Toilets: 2
Terrace: 25,00 m²
Laundry: Yes
Cellar: 50,00 m²
Attic: 40,00 m²

TECHNICS

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

PLANNING

Building permission: No
Destination: Rural residential area
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Yes
Water-sensitive open space area: No
Obligation to renovate: Yes
G-score: A
P-score: A
Summons: No
Servitude: No
Management measures recorded in the register of measures: No

PARKING

Garage: 1
Garage surface area: 35,00 m²
Parkings outside: Yes
Parkings inside: 1