



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Koxberg 2, 3040 Huldenberg

Sold

Ref. 3438054



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1

Surf. Living: 150m²
Surf. Plot: 391m²
Surf. terrace: 50m²
Neighbourhood: central

PEB/EPB: 340kwh/m²/j

DESCRIPTION

House available in spring 2024. Very spacious and conveniently located house in the center of Huldenberg. Privative plot of 3are91ca.

Ground floor: entrance hall, spacious living room of 41m² with access to terrace and garden, hall, new fully fitted kitchen with breakfast area (oven, microwave, cooker), separate toilet, storage/laundry room with access to garden.

Floor 1: landing, bedroom 1 (20m²), bedroom 2 (12m²), bedroom 3 (24m²), fitted bathroom (bath, shower, basin and toilet).

Attic: (accessible via a fixed staircase) 48m² attic which can be converted into extra bedrooms.

Outside area: separate garage with storage (24m²), 3 parking spaces, spacious terrace with fenced garden.

Other information: electrical installation conform, windows from 2012, kitchen from 2021, heating installation on gas from 2016.

Very good location, near the center of Huldenberg and all its amenities.

Flood report: Building G-score: D - Plot P-score: D - Not located in a flood risk zone

FINANCIAL

Price: € 425.000,00
VAT applied: No
Available date: 01 March 2024
Land registry income: € 696,00
Indexed land registry income: € 1.328,00
Land tax: € 475,00

BUILDING

Habitable surface: 150,00 m²
Fronts: 4
Construction year: 1936
Renovation: 2012
State: Good state
Type roof: Saddle roof
Orientation rear: West

COMFORT

Blinds: Yes

LOCATION

Environment: Central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes

TERRAIN

Ground area: 391,00 m²
Orientation terrace 1: West

LAYOUT

Living room: 41,00 m²
Kitchen: 25,00 m², hyper equipped
Bedroom 1: 24,00 m²
Bedroom 2: 20,00 m²
Bedroom 3: 12,00 m²
Bathroom 1: 6,00 m²
Bathroom type: Shower and bath tub
Toilets: 2
Terrace: 50,00 m²
Laundry: Yes

ENERGY

EPC score: 340

EPC class: D

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

Right of pre-emption: Yes

Asbestos inventory certificate: Yes

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score:  D

P-score:  D

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 3

Parkings inside: 1