



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Schoolstraat 18, 3040 Huldenberg

Sold

Ref. 5320192



Number of bedrooms: 4

Number of bathrooms: 2

Availability: at delivery

Surf. Living: 162m²

Surf. Plot: 116m²

Surf. terrace: 16m²

Neighbourhood: quiet

DESCRIPTION

Very quietly located newly built house with terrace and garden in the center of Ottenburg.

Ground floor: entrance hall, living room/TV corner, kitchen with access to garden, separate toilet, storage room.

1st floor: hall, separate toilet, 2 bedrooms, fitted bathroom, storage/laundry room.

2nd floor: 2 bedrooms, shower room and storage room.

Other info: fully finished ready for painting, underfloor heating, ventilation system, solar panels, currently still free choice of materials. Underground parking space and cellar included. Communal garden at the back. Is part of the new construction project De Linde. **Possibility to enjoy 6% VAT** on the construction value. Quiet location in the village center, near E411, zoning waver, public transport, supermarket, butcher, bakery, pharmacy, ...

FINANCIAL

Price: € 449.000,00

VAT applied: Yes

Available: At delivery

BUILDING

Habitable surface: 162,00 m²

Fronts: 2

Construction year: 2024

State: New

Orientation rear: East

COMFORT

Furnished: No

ENERGY

EPC class: A

Isolation: Yes

Double glazing: Yes

Windows: Aluminium

Heating type: Floor heating

Heating: Individual

Water tank: Yes

LOCATION

Environment: Quiet, residential area

TERRAIN

Ground area: 116,00 m²

Garden: Yes (46,00 m²)

Orientation terrace 1: East

LAYOUT

Living room: 14,00 m²

Kitchen: 22,00 m²

Bedroom 1: 14,00 m²

Bedroom 2: 11,30 m²

Bedroom 3: 12,30 m²

Bedroom 4: 7,10 m²

Bathroom type: Shower

Toilets: 2

Terrace: 16,00 m²

Laundry: Yes

Cellar: 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: No

Intimation: No - no legal correction or
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

PARKING

Parkings inside: 1