



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Schoolstraat 18, 3040 Huldenberg

€ 398.500

Ref. 5320192



Number of bedrooms: 2
Number of bathrooms: 1
Availability: at delivery

Surf. Living: 110m²
Surf. Plot: 116m²
Surf. terrace: 18m²
Neighbourhood: quiet

DESCRIPTION

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

Ground floor: entrance hall.

1st floor: separate toilet with basin, fully fitted kitchen with dining area and large sliding door to terrace and garden, storage space, TV-room/living room.

2nd floor: landing, separate toilet, 2 bedrooms, fitted bathroom, laundry room. Attic/storage.

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: € 398.500,00
VAT applied: Yes
Available: At delivery
Available date: 01 April 2024

BUILDING

Habitable surface: 110,00 m²
Fronts: 2
Construction year: 2024
State: New
Orientation rear: East

COMFORT

Furnished: No

ENERGY

EPC class: A
Isolation: Yes
Double glazing: Yes
Windows: Vinyl
Heating type: Floor heating
Heating: Individual
Solar panels: Yes

LOCATION

Environment: Quiet, residential area

TERRAIN

Ground area: 116,00 m²
Garden: Yes (40,00 m²)
Orientation terrace 1: East

LAYOUT

Living room: 20,00 m²
Kitchen: 21,00 m²
Bedroom 1: 15,00 m²
Bedroom 2: 10,00 m²
Bathroom type: Shower
Toilets: 2
Terrace: 18,39 m²
Laundry: Yes
Cellar: Yes

TECHNICS

Sewage: 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

Summons: No

Servitude: No

PARKING

Parkings inside: 1