



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Zagerijstraat 6, 3040 Huldenberg

Sold

Ref. 5344087



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: tbd with the owner

Surf. Living: 260m²

Surf. Plot: 412m²

Neighbourhood: quiet

PEB/EPB: 89kwh/m²/j

DESCRIPTION

Modern and tastefully furnished house in Huldenberg (Neerijse), very quietly located at the end of a dead end street.

Ground floor (tiled floor): entrance hall, cloakroom, separate toilet with washbasin, very spacious living room of 60m², consisting of sitting area/lounge with gas fireplace and spacious dining room with sliding window to terrace and garden, open plan fully fitted luxury kitchen, large storage room.

1st Floor (laminated floor): hall, separate toilet, 3 spacious bedrooms (18m² + 17m² + 12m²), new bathroom with walk-in shower and double basin in unit.

Basement (street level - full basement): spacious garage for 2 to 3 cars with automatic door, laundry room, storage room/workshop.

Outdoor space: very pleasant private and closed garden, terrace, garden shed, parking in front of the door.

Other information: new solar panels with battery, gas heating, rainwater recovery. Very quiet location near nature reserve, bus stop, primary school, bakery, good connection Leuven-Brussels.

FINANCIAL

Price: € 595.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 1.016,00

Indexed land registry income: € 2.125,00

Land tax: € 760,62

BUILDING

Habitable surface: 260,00 m²

Fronts: 3

Construction year: 2015

Renovation: 2022

State: Very good state

Orientation rear: North-west

COMFORT

Furnished: No

Fireplace: Yes

ENERGY

EPC score: 89

LOCATION

Environment: Quiet

TERRAIN

Ground area: 412,00 m²

Garden: Yes

LAYOUT

Entrance hall: Yes

Living room: 60,00 m²

Kitchen: 13,00 m², US hyper equipped

Nighthall: 5,00 m²

Bedroom 1: 18,00 m²

Bedroom 2: 17,00 m²

Bedroom 3: 12,00 m²

Bathroom 1: 8,00 m²

Bathroom type: Shower

Toilets: 2

Laundry: Yes

Cellar: 34,00 m²

TECHNICS

EPC code: 24045-G-
64/2013/N/EP00148/A001/D01/SD003
EPC class: A
Double glazing: Yes, thermic isol.
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual
Solar panels: Yes
Water tank: Yes

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

PLANNING

Destination: Rural residential area
Building permission: Yes
Parcelling permission: Yes
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

Garage: 1
Parkings outside: 2