



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Jan Vranckxstraat 24, 3040 Huldenberg

Sold

Ref. 5363508



Number of bedrooms: 2
Number of bathrooms: 1
Availability: tbd with the owner

Surf. Living: 128m²
Surf. Plot: 1283m²
Surf. terrace: 30m²
Neighbourhood: quiet

PEB/EPB: 163kwh/m²/j

DESCRIPTION

If you are looking for total tranquility in a unique location, then be sure to view this fantastically located villa/bungalow in the middle of the fields in Neerijse. Truly an oasis of peace, yet with good connections to Leuven-Brussels. The house is located on a plot of 12.83ares and was completely rebuilt in 2009.

Layout (tiled floor): entrance hall, separate toilet, office, pleasant living room with stove and large windows to the garden and terrace, open plan fully fitted kitchen, hall, storage/ laundry/technical room, 2 bedrooms, fitted bathroom.

Outdoor area: pleasant south-facing terrace, carport, parking space for several cars, garden shed, unique environment and beautiful views, low-traffic street.

Other information: double glazing, solar water heater, EPC B. Flood report: Building G-score: A - Plot P-score: A - Not located in a flood risk zone

FINANCIAL

Price: € 590.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 1.191,00

Indexed land registry income: € 2.491,00

Land tax: € 891,74

BUILDING

Habitable surface: 128,00 m²

Fronts: 4

Construction year: 1960

Renovation: 2009

State: Very good state

Orientation rear: South

COMFORT

Furnished: No

Handicap friendly: Yes

Fireplace: Yes

ENERGY

EPC score: 163

EPC code: 20210303-0002381387-RES-1

EPC class: B

LOCATION

Environment: Quiet, countryside

TERRAIN

Ground area: 1.283,00 m²

Garden: Yes

Orientation terrace 1: South

LAYOUT

Entrance hall: 3,00 m²

Living room: 28,00 m²

Kitchen: 10,00 m²

Bureau: 10,00 m²

Nighthall: 5,00 m²

Bedroom 1: 15,00 m²

Bedroom 2: 10,00 m²

Bathroom 1: 8,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 30,00 m²

Laundry: 9,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual
Water tank: Yes

Cable TV: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Valuable agrarian area of the landscape
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

Carport: Yes
Parkings outside: 5
Parkings inside: No