



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Vijverstraat 60 Ba, 3040 Huldenberg

€ 370.000

Ref. 5944857



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

Surf. Living: 122m²
Surf. Plot: 802m²
Surf. terrace: 26m²

PEB/EPB: 243kwh/m²/j

DESCRIPTION

Very solid and quietly located bungalow in Sint-Agatha-Rode. Built in 1991, situated on a west-facing plot of 8are02ca. In need of renovation/refreshment.

Ground floor: entrance hall, 30m² living room with access to terrace, fitted kitchen, laundry room, garage for 1 car, veranda with access to terrace, hall, separate toilet, 2 spacious bedrooms (16m² and 15m²), bathroom with bathtub and washbasin.

Attic: insulated storage attic.

Outside space: flat enclosed garden with perfect orientation, terrace, parking in front and next to the house, garden shed.

Other information: EPC C, recent gas boiler, double glazing. Flood report: G-score: A - P-score: A - Not located in flood risk zone.

FINANCIAL

Price: € 370.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 837,00

Indexed land registry income: € 1.751,00

Land tax: € 626,00

BUILDING

Habitable surface: 122,00 m²

Fronts: 3

Construction year: 1991

State: Good state

Number of floors: 1

Orientation rear: West

COMFORT

Furnished: No

Handicap friendly: Yes

Alarm: Yes

ENERGY

EPC score: 243

EPC code: 20240212-0003141058-RES-1

EPC class: C

TERRAIN

Ground area: 802,00 m²

Garden: Yes

Orientation terrace 1: West

LAYOUT

Entrance hall: 6,00 m²

Living room: 30,00 m²

Kitchen: 10,00 m², fully fitted

Veranda: Yes

Nighthall: 4,00 m²

Bedroom 1: 16,00 m²

Bedroom 2: 15,00 m²

Bathroom 1: 6,00 m²

Bathroom type: Bath

Toilets: 1

Terrace: 26,00 m²

Laundry: 5,00 m²

Attic: 50,00 m²

TECHNICS

Electricity: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

Isolation: Yes

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

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: A

P-score: A

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 4