



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Beekstraat 34, 3040 Huldenberg

Sold

Ref. 5950033



Number of bedrooms: 4
Number of bathrooms: 1
Availability: tbd with the owner

Surf. Living: 190m²
Surf. Plot: 630m²
Surf. terrace: 20m²

PEB/EPB: 358kwh/m²/j

DESCRIPTION

Surprisingly spacious, solid and perfectly maintained home in the rural village of Neerijse. Beautiful southwest facing garden, on a plot of 6are30ca.

Ground floor: entrance hall, 32m² living room, fitted kitchen with breakfast area, separate toilet, fitted bathroom with bathtub, shower and basin in furniture, storage/laundry room.

Floor 1: night hall, 2 bedrooms (15m² + 13m²), office/dressing room (10m²). Floor 2: landing, 2 bedrooms (15m² + 15m²), separate toilet with washbasin.

Attic: storage attic accessible by staircase.

Basement: storage room.

Outside space: pleasant terrace (partly covered) and private garden, garden shed, parking for 3 cars next to the house.

Other information: lots of character, high ceilings, recent roof, fully renovated and insulated, 12 solar panels with battery system 10kW (installed in 2022), water softener, electrical installation compliant.

Located in the village center of Neerijse, near nature reserve Doode Bemde, good connection Leuven - Overijse. Flood report: Building G-score: B - Plot P-score: B - Not located in a flood risk zone

FINANCIAL

Price: € 399.000,00

Available: Tbd with the owner

Land registry income: € 508,00

Indexed land registry income: € 1.062,00

Land tax: € 380,00

BUILDING

Habitable surface: 190,00 m²

Fronts: 4

Construction year: 1934

Renovation: 2022

State: Good state

Number of floors: 3

Type roof: Saddle roof

Orientation rear: South-west

ENERGY

EPC score: 358

TERRAIN

Ground area: 630,00 m²

Garden: Yes

Orientation terrace 1: South-west

LAYOUT

Entrance hall: 14,00 m²

Living room: 32,00 m²

Kitchen: 17,00 m²

Bureau: 10,00 m²

Nighthall: 5,00 m²

Bedroom 1: 15,00 m²

Bedroom 2: 13,00 m²

Bedroom 3: 15,00 m²

Bedroom 4: 15,00 m²

Bathroom 1: 6,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 20,00 m²

EPC code: 20240220-0003149645-RES-1

EPC class: D

Isolation: Yes

Windows: Vinyl

Heating type: Gas (centr. heat.)

Heating: Individual

Solar panels: Yes

Laundry: 3,00 m²

Cellar: 5,00 m²

Attic: 20,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Rural residential area

Building permission: No

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:  D

P-score:  D

Summons: No

Servitude: Yes

PARKING

Parkings outside: 3