



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Schoolstraat 20, 3040 Huldenberg

€ 465.000

Ref. 5320445



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: at delivery

Surf. Living: 156m²
Surf. Plot: 105m²
Surf. terrace: 20m²
Neighbourhood: quiet

DESCRIPTION

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

Ground floor: entrance hall, 1 car garage, 2 cellars.

1st floor: open plan fitted kitchen and living room, storage space and toilet.

2nd floor: hall, 3 bedrooms, fitted bathroom, separate toilet.

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: € 465.000,00
VAT applied: Yes
Available: At delivery

BUILDING

Habitable surface: 156,00 m²
Fronts: 3
Construction year: 2024
State: New
Orientation rear: East

COMFORT

Furnished: No

ENERGY

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

LOCATION

Environment: Quiet, residential area

TERRAIN

Ground area: 105,00 m²
Garden: Yes (29,00 m²)
Orientation terrace 1: East

LAYOUT

Entrance hall: 2,00 m²
Living room: 25,00 m²
Kitchen: 15,00 m²
Storage: 9,00 m²
Nighthall: 4,00 m²
Bedroom 1: 14,00 m²
Bedroom 2: 11,30 m²
Bedroom 3: 12,30 m²
Bedroom 4: 7,10 m²
Bathroom type: Shower and bath tub
Toilets: 2
Terrace: 20,00 m²
Laundry: 9,00 m²
Cellar: 9,00 m²
Attic: 20,00 m²

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

Garage: 1

Parkings inside: 1