



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

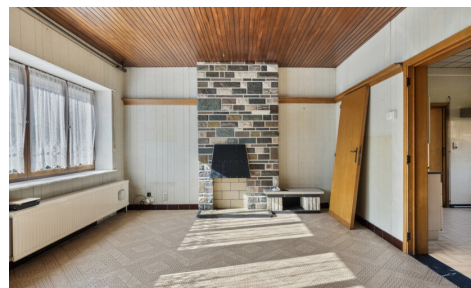
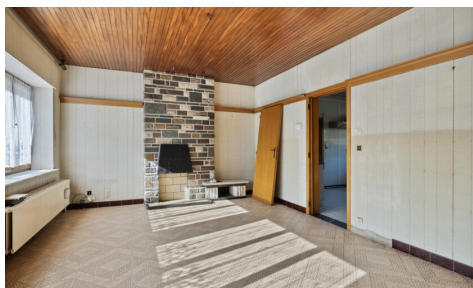
E-mail: david@kdcimmo.be

FOR SALE - HOUSE

Kleinwaverstraat 35, 3040 Huldenberg

€ 355.000

Ref. 6684652



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: tbd with the owner

Surf. Living: 170m²

Surf. Plot: 1505m²

PEB/EPB: 598kwh/m²/j

DESCRIPTION

Renovation project in quiet location with nice view. Solid but to be renovated house in quiet street on a plot of 15are05ca. Built in 1968.

Ground floor: entrance hall, 22m² living room, kitchen, hallway, 3 bedrooms (13,4m² + 14m² + 9m²), bathroom, separate toilet and garage.

Floor 1: attic of 50m² (possibly to convert).

Basement: heating cellar and storage room.

Outside space: stable / outbuilding / workshop of 85m², enclosed garden with nice view of nature reserve.

Very quiet location. Bus at 450m, center Huldernberg and its amenities at 1.5km.

FINANCIAL

Price: € 355.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 1.227,00

Indexed land registry income: € 2.670,00

Land tax: € 955,00

BUILDING

Habitable surface: 170,00 m²

Fronts: 4

Construction year: 1968

State: To be renovated

Orientation rear: East

COMFORT

Furnished: No

ENERGY

EPC score: 598

EPC code: 20250219-0003534133-RES-1

EPC class: F

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Oil (centr. heat.)

Heating: Individual

LOCATION

School nearby: 1.500m

Shops nearby: 1.500m

Public transport nearby: 450m

Sport center nearby: 1.500m

TERRAIN

Ground area: 1.505,00 m²

Garden: Yes

LAYOUT

Entrance hall: Yes

Living room: 22,00 m²

Kitchen: 12,00 m²

Nighthall: 4,00 m²

Bedroom 1: 14,00 m²

Bedroom 2: 13,00 m²

Bedroom 3: 9,00 m²

Bathroom 1: 5,00 m²

Bathroom type: Bath

Toilets: 1

Laundry: 11,00 m²

Cellar: 15,00 m²

Attic: 56,00 m²

TECHNICS

Electricity: Yes

Cable TV: Yes

Sewage: Yes

Water: Yes

PLANNING

Destination: Rural residential area

Building permission: No

Parcelling permission: No

Right of pre-emption: Yes


Obligation to renovate: 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:  D

Water-sensitive open space area: No

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 4