



Gemeenteplein 9 , 3040 Huldenberg

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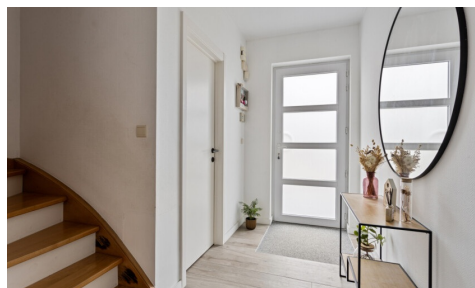
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FOR SALE - HOUSE

Vijverstraat 48A, 3040 Huldenberg

€ 415.000

Ref. 6700441



Number of bedrooms: 3
Number of bathrooms: 1
Availability: tbd with the owner

Surf. Living: 148m²
Surf. Plot: 487m²
Surf. terrace: 25m²

PEB/EPB: 452kwh/m²/j

DESCRIPTION

Semi-detachwed house with 3 bedrooms, located on a 4a87ca plot in Sint-Agatha-Rode (Huldenberg).

Ground floor: entrance hall with built-in-wardrobe, separate toilet, 28m² living room with wood stove, spacious fully fitted kitchen with dining area, laundry room with shower, pleasant west-facing garden with terrace and garden shed, carport for 2 cars with storage space.

First floor: landing, bedroom 1 (15 m²), bedroom 2 (11 m²) with built-in wardrobes, bedroom 3 (11 m²), fitted bathroom with shower in bath, bidet, toilet, and a basin in unit.

Additional information: double glazing, alarm system, sun awning, electric heating with storage heaters, asbestos-free.

FINANCIAL

Price: € 415.000,00
Available: Tbd with the owner
Land registry income: € 756,00
Indexed land registry income: € 1.645,00
Land tax: € 588,93

BUILDING

Habitable surface: 148,00 m²
Fronts: 3
Construction year: 1939
Renovation: 1998
State: Very good state
Orientation rear: West

COMFORT

Fireplace: Yes

ENERGY

EPC score: 452
EPC code: 20250309-0003548009-RES-1
EPC class: E
Double glazing: Yes
Electricity certificate: Yes, not conform
Heating type: Electrical accumulators
Heating: Individual

TERRAIN

Ground area: 487,00 m²
Garden: Yes
Orientation terrace 1: West

LAYOUT

Entrance hall: 10,00 m²
Living room: 28,00 m²
Kitchen: 20,00 m²
Storage: 4,00 m²
Nighthall: 4,00 m²
Bedroom 1: 15,00 m²
Bedroom 2: 11,00 m²
Bedroom 3: 11,00 m²
Bathroom 1: 8,00 m²
Bathroom type: Bath
Toilets: 2
Terrace: 25,00 m²
Laundry: 7,00 m²

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Water: Yes

PLANNING

Destination: Rural residential area
Building permission: Yes
Parcelling permission: No
Right of pre-emption: Yes
Obligation to renovate: 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: Yes

PARKING

Carport: Yes
Parkings outside: 2