



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - HOUSE

Vijverstraat 51, 3040 Huldenberg

€ 625.000

Ref. 6786908



Number of bedrooms: 5  
Number of bathrooms: 1  
Garages: 2  
Availability: to be agreed upon

Surf. Living: 200m<sup>2</sup>  
Surf. Plot: 2299m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>

PEB/EPB: 121kwh/m<sup>2</sup>/j

# DESCRIPTION

## Spacious villa with panoramic views in Huldenberg (Sint-Agatha-Rode)

Discover this peacefully located villa from 1995, set on a beautiful plot of 2,299 m² bordering a nature reserve. Privacy, space, and stunning views guaranteed.

**Layout:**

**Ground floor:** entrance hall, office, separate toilet, bright 41 m² living room with sliding door to the terrace, kitchen with breakfast nook, laundry/storage room.

**First floor:** landing, 5 bedrooms, one bathroom and one shower room.

**Attic:** storage space (potential to convert).

**Basement:** ample storage, double garage, boiler room.

**Outside:**

Lovely terrace with scenic views, well-maintained garden with a variety of fruit trees, parking for several vehicles.

**Additional features:**

Solar panels – EPC label B – Excellent location – Great potential.

**Interested?**

Schedule your visit immediately!

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# FINANCIAL

Price: € 625.000,00  
Available: To be agreed upon  
Land registry income: € 2.107,00  
Indexed land registry income: € 4.585,00  
Land tax: € 1.641,37

# BUILDING

Habitable surface: 200,00 m²  
Fronts: 4  
Construction year: 1995  
Orientation rear: East

# COMFORT

Blinds: Yes

# ENERGY

EPC score: 121  
EPC code: 20250305-0003524647-RES-2  
EPC class: B  
Isolation: Yes

# TERRAIN

Ground area: 2.299,00 m²  
Garden: Yes  
Orientation terrace 1: East

# LAYOUT

Entrance hall: 12,00 m²  
Living room: 41,00 m²  
Kitchen: 16,00 m²  
Bureau: 12,00 m²  
Nighthall: 10,00 m²  
Bedroom 1: 17,00 m²  
Bedroom 2: 12,00 m²  
Bedroom 3: 9,50 m²  
Bedroom 4: 12,00 m²  
Bedroom 5: 12,00 m²  
Bathroom 1: 8,00 m²  
Bathroom type: Bath  
Toilets: 2  
Terrace: 20,00 m²  
Laundry: 4,50 m²  
Cellar: 50,00 m²


Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, not conform  
Heating type: Oil (centr. heat.)  
Heating: Individual  
Solar panels: Yes  
Water tank: Yes

Attic: 30,00 m<sup>2</sup>

## TECHNICS

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

## PLANNING

Destination: Agricultural zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
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: 2  
Parkings outside: 6  
Parkings inside: 2