



Gemeenteplein 9 , 3040 Huldenberg

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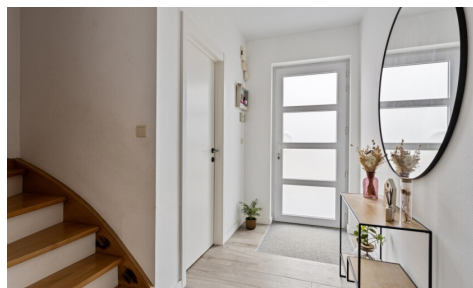
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## FOR SALE - HOUSE

Vijverstraat 48A, 3040 Huldenberg

€ 395.000

Ref. 6700441



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

Surf. Living: 148m<sup>2</sup>  
Surf. Plot: 487m<sup>2</sup>  
Surf. terrace: 25m<sup>2</sup>

PEB/EPB: 452kwh/m<sup>2</sup>/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, 28m<sup>2</sup> 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 m<sup>2</sup>), bedroom 2 (11 m<sup>2</sup>) with built-in wardrobes, bedroom 3 (11 m<sup>2</sup>), 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.

**The EPC score of E is due to electric heating. If solar panels were installed, the EPC label would drop to a D label. With the installation of a heat pump (air conditioning), the EPC label would drop to a B label. Simulations available upon request.**

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## FINANCIAL

Price: € 395.000,00

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 m<sup>2</sup>

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

## TERRAIN

Ground area: 487,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: West

## LAYOUT

Entrance hall: 10,00 m<sup>2</sup>

Living room: 28,00 m<sup>2</sup>

Kitchen: 20,00 m<sup>2</sup>

Storage: 4,00 m<sup>2</sup>

Nighthall: 4,00 m<sup>2</sup>

Bedroom 1: 15,00 m<sup>2</sup>

Bedroom 2: 11,00 m<sup>2</sup>

Bedroom 3: 11,00 m<sup>2</sup>

Bathroom 1: 8,00 m<sup>2</sup>

Bathroom type: Bath

Toilets: 2

Terrace: 25,00 m<sup>2</sup>

Laundry: 7,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Heating type: Electrical accumulators

Heating: Individual

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