



Gemeenteplein 9 , 3040 Huldenberg

**Phone number:** 0494645450

**E-mail:** david@kdcimmo.be

## FOR SALE - HOUSE

Stroobantsstraat 68, 3040 Huldenberg

€ 425.000

Ref. 6825538



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 156m<sup>2</sup>

Surf. Plot: 1344m<sup>2</sup>

PEB/EPB: 618kwh/m<sup>2</sup>/j

## DESCRIPTION

**Solid and very well-maintained house with garden and garage, located 1.5 km from the center of Huldenberg. Year of construction: 1961, plot of 13a44ca.**

Ground floor: entrance hall, very spacious living room of 46 m<sup>2</sup> with sliding door to the terrace and garden, fitted kitchen with breakfast corner, separate toilet.

First floor: night hall, bathroom with shower in bathtub, washbasin in cabinet and toilet, 3 bedrooms (16 m<sup>2</sup> - 16 m<sup>2</sup> - 9.3 m<sup>2</sup>).

Attic (potential for further conversion). Cellar.

Outdoor space: enclosed garden, southwest orientation at the back, garage, garden shed, parking spaces for several cars.

Additional info: oil heating, double glazing (2010), very well maintained.

Contact us for more information.

---

## FINANCIAL

Price: € 425.000,00

Available: At the contract

Land registry income: € 899,00

Indexed land registry income: € 2.018,00

Land tax: € 722,00

## BUILDING

Habitable surface: 156,00 m<sup>2</sup>

Fronts: 4

Construction year: 1961

Renovation: 2010

Orientation rear: South

## COMFORT

Blinds: Yes

## ENERGY

EPC score: 618

EPC code: 20250430-0003589177-RES-1

EPC class: F

Isolation: Yes

## TERRAIN

Ground area: 1.344,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: South

## LAYOUT

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

Living room: 46,00 m<sup>2</sup>

Kitchen: 16,00 m<sup>2</sup>

Nighthall: 2,50 m<sup>2</sup>

Bedroom 1: 16,00 m<sup>2</sup>

Bedroom 2: 16,00 m<sup>2</sup>

Bedroom 3: 9,00 m<sup>2</sup>

Bathroom 1: 4,50 m<sup>2</sup>

Toilets: 2

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

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, not conform  
Heating type: Oil (centr. heat.)  
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 legal correction or administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

## **PARKING**

Garage: 1  
Parkings outside: Yes  
Parkings inside: Yes