



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Schoolstraat 20, 3040 Huldenberg

€ 428.000

Ref. 6800915



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 156m²

Surf. Plot: 105m²

Surf. terrace: 20m²

Neighbourhood: quiet

DESCRIPTION

Energy-efficient new-build home with garden and terrace - peaceful location in Ottenburg centre

Discover this **modern, energy-efficient new-build home** located in the heart of Ottenburg, part of the small-scale development **“De Linde”**. Enjoy peaceful living with excellent accessibility: close to the E411 motorway, Wavre, primary school, supermarket, public transport, bakery, butcher, and pharmacy.

Layout:

Ground floor: entrance hall, garage with automatic door, 2 cellars

First floor: bright open-plan living space with kitchen, storage room, and separate toilet

Second floor: night hall, 3 bedrooms, fully equipped bathroom, attic space

Key features:

Finishing to be completed by the buyer : choose your own kitchen, bathroom, and interior doors

Modern technologies already installed: underfloor heating, ventilation system, solar panels, and rainwater recovery

Private terrace and garden for outdoor enjoyment

Possibility to benefit from a reduced 6% VAT rate on the construction value (subject to conditions)

Perfect for anyone looking for a **sustainable, customizable home** in a **quiet yet central location**.

FINANCIAL

Price: € 428.000,00

VAT applied: Yes

Available: At the contract

BUILDING

Habitable surface: 156,00 m²

Fronts: 3

Construction year: 2025

State: New

Orientation rear: East

ENERGY

EPC class: A

Isolation: Yes

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Floor heating

Heating: Individual

Solar panels: Yes

Water tank: Yes

LOCATION

Environment: Quiet, residential area

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

TERRAIN

Ground area: 105,00 m²

Garden: Yes (29,00 m²)

Orientation terrace 1: East

LAYOUT

Entrance hall: 2,00 m²

Living room: 40,00 m²

Kitchen: 15,00 m²

Storage: 9,00 m²

Nighthall: 4,00 m²

Bedroom 1: 14,00 m²

Bedroom 2: 11,30 m²

Bedroom 3: 8,00 m²

Bathroom 1: 6,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 20,00 m²

Laundry: 9,00 m²

Cellar: 9,00 m²

Attic: 20,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No - 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 inside: 1