



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Ganzemanstraat 24, 3040 Huldenberg

€ 250.000

Ref. 7210501



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: to be agreed upon

Surf. Living: 120m²
Surf. Plot: 125m²
Surf. terrace: 25m²
Neighbourhood: quiet

PEB/EPB: 1304kwh/m²/j

DESCRIPTION

Very quietly located characterful house with garage and terrace in Neerijse. Low-traffic street, plot of 1a 25ca with beautiful view of the nature reserve. Renovation needed.

Ground floor: entrance hall, separate toilet, cloakroom, 30 m² living room with wood stove, fitted kitchen, 25 m² garage and access to terrace.

First floor: hall, 2 bedrooms (17 m² and 16 m²), bathroom, study with stairs.

Second floor: attic room of 12 m², storage attic.

Additional information: EPC F (due to electric heating and minimal insulation), within walking distance of fields, nature reserve, public transport and pharmacy.

FINANCIAL

Price: € 250.000,00

VAT applied: No

Available: To be agreed upon

Land registry income: € 463,00

Indexed land registry income: € 1.039,00

Land tax: € 278,00

BUILDING

Habitable surface: 120,00 m²

Fronts: 3

Construction year: 1850

State: To be refreshed

ENERGY

EPC score: 1304

EPC code: 20250825-0003671077-RES-1

EPC class: F

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Electrical

LOCATION

Environment: Quiet

TERRAIN

Ground area: 125,00 m²

Garden: No

Orientation terrace 1: South

LAYOUT

Entrance hall: Yes

Living room: 30,00 m²

Kitchen: 10,00 m², fully fitted

Bureau: 8,00 m²

Nighthall: Yes

Bedroom 1: 17,00 m²

Bedroom 2: 16,00 m²

Bedroom 3: 12,00 m²

Bathroom 1: 7,00 m²

Toilets: 2

Terrace: 25,00 m²

Attic: 3,00 m²

TECHNICS

Electricity: Yes

Cable TV: Yes

Water: Yes

PLANNING

Destination: Rural residential area
Building permission: Yes
Parcelling permission: No
Right of pre-emption: Yes
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Intimation: No - no legal correction or
administrative measure imposed
Flooding area: Not located in flood area
G-score: B
P-score: B
Summons: No
Servitude: No

PARKING

Garage: 1
Parkings outside: 1
Parkings inside: 1