



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

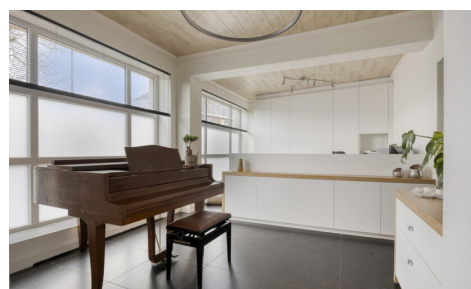
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FOR SALE - HOUSE

Elzasstraat 35, 3040 Huldenberg

€ 495.000

Ref. 7277853



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: to be agreed upon

Surf. Living: 250m²
Surf. Plot: 884m²
Surf. terrace: 30m²
Neighbourhood: quiet

PEB/EPB: 227kwh/m²/j

DESCRIPTION

Very spacious and move-in ready house with garden and garage on a plot of 8a 84ca in the center of Huldenberg.

Ground floor: entrance, large office with built-in cupboards, 31 m² living room with built-in cupboards and cassette (pellet), spacious open-plan fully fitted kitchen with breakfast corner, separate toilet with washbasin, storage/laundry room.

First floor: night hall, master bedroom with dressing room, bedroom, fitted bathroom with bathtub and washbasin in cabinet, attic (possibly additional bedroom).

Second floor: night hall, 2 bedrooms, dressing room, fitted shower room with shower, washbasin in cabinet and toilet.

Cellar.

Outdoor space: covered terrace, private garden with garden house, garage/storage room and additional parking space.

Additional information: EPC C, 19 solar panels, recent gas heating boiler, double glazing, very good location right in the center, walking distance from all amenities.

FINANCIAL

Price: € 495.000,00

VAT applied: No

Available: To be agreed upon

Land registry income: € 945,00

Indexed land registry income: € 2.121,00

Land tax: € 759,00

BUILDING

Habitable surface: 250,00 m²

Fronts: 3

Construction year: 1957

Renovation: 2005

State: Good state

Orientation rear: East

COMFORT

Furnished: No

Alarm: Yes

Fireplace: Yes

LOCATION

Environment: Quiet, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 884,00 m²

Garden: Yes

Orientation terrace 1: East

LAYOUT

Entrance hall: 4,00 m²

Living room: 31,00 m²

Kitchen: 26,00 m², US hyper equipped

Bureau: 26,00 m²

Nighthall: 4,00 m²

Bedroom 1: 14,00 m²

Bedroom 2: 13,00 m²

Bedroom 3: 14,00 m²

Bedroom 4: 15,00 m²

ENERGY

EPC score: 227

EPC code: 20251102-0003724255-RES-1

EPC class: C

Isolation: Yes

Double glazing: Yes

Windows: Vinyl

Heating type: Gas (centr. heat.)

Heating: Individual

Solar panels: Yes

Dressings: 15,00 m²

Bathroom 1: 5,00 m²

Bathroom type: Shower and bath tub

Bathroom 2 : 5,00 m²

Toilets: 2

Terrace: 30,00 m²

Laundry: 6,00 m²

Cellar: 10,00 m²

Attic: 18,00 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: Yes

Asbestos inventory certificate: Yes

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score:  D

P-score:  D

Water-sensitive open space area: No

Summons: No

Servitude: Yes

PARKING

Garage: 1

Parkings outside: 1

Parkings inside: 1