

Gemeenteplein 9, 3040 Huldenberg

Phone number: 0494645450 E-mail: david@kdcimmo.be

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.

<u>Ground floor:</u> 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.

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

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

Cellar.

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

<u>Additional information:</u> 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 inventary 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