



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

L. Kriegelstraat 22, 3040 Huldenberg

€ 395.000

Ref. 7288226



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

Surf. Living: 155m²
Surf. Plot: 400m²

PEB/EPB: 371kwh/m²/j

DESCRIPTION

Solid 3-façade house with a beautiful view of a nature reserve, located on a plot of approx. 4 ares near the center of Huldenberg, built in 1964.

Ground floor: entrance hall, separate toilet, 32 m² living room with wood stove, fitted kitchen (15 m²), storage/utility/laundry room with access to the terrace.

First floor: night hall, bedroom 1 (15 m²), bedroom 2 (9 m²), passage to bedroom 3 (15 m²), bathroom with bathtub, washbasin in cabinet and toilet.

Basement level: 31 m² cellar/storage room, 33 m² garage.

Outdoor space: parking space in front of and next to the house, terrace, garden shed.

Additional information: PVC windows with double glazing, recent gas heating boiler (condensing). EPC D: no renovation obligation. Favourable location near nature reserve, bus stop at 350 m, Huldenberg center at 1.5 km.

FINANCIAL

Price: € 395.000,00

Available: To be agreed upon

Land registry income: € 1.041,00

Land tax: € 836,64

BUILDING

Habitable surface: 155,00 m²

Fronts: 3

Construction year: 1964

Orientation rear: East

ENERGY

EPC score: 371

EPC code: 20251031-0003722358-RES-1

EPC class: D

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

Water tank: Yes

TERRAIN

Ground area: 400,00 m²

Garden: Yes

LAYOUT

Entrance hall: 10,00 m²

Living room: 32,00 m²

Kitchen: 15,00 m²

Nighthall: Yes

Bedroom 1: 15,00 m²

Bedroom 2: 15,00 m²

Bedroom 3: 9,00 m²

Bathroom 1: 7,50 m²

Bathroom type: Bath

Toilets: 2

Laundry: 9,00 m²

Cellar: 31,00 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

Intimation: No - no legal correction or
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: Yes

Parkings inside: 1