



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Leuvensebaan 157, 3040 Huldenberg

€ 425.000

Ref. 7558713



Number of bedrooms: 5
Number of bathrooms: 2
Garages: 1
Availability: to be agreed upon

Surf. Living: 120m²
Surf. Plot: 914m²
Neighbourhood: countryside

PEB/EPB: 350kwh/m²/j

DESCRIPTION

Detached house with beautiful view over agricultural area in Sint-Agatha-Rode. Built in 1951, renovated in 2006, refreshing works needed, nice plot of 9a 14ca.

Ground floor: entrance hall, separate toilet with washbasin, office/bedroom (9.5 m²), 25 m² living room with access to terrace and garden, fitted kitchen.

First floor: night hall, master bedroom with ensuite bathroom with shower in bath and washbasin in cabinet, 3 bedrooms (10 m² + 9 m² + 9 m²), fitted shower room with toilet and washbasin in cabinet.

Attic space (storage). Cellar.

Outdoor space: terrace and garden with beautiful view, separate garage for 1 car, parking space next to the house.

Additional information: double glazing, electrical installation compliant, gas heating.

FINANCIAL

Price: € 425.000,00

VAT applied: No

Available: To be agreed upon

Land registry income: € 724,00

Indexed land registry income: € 1.625,00

Land tax: € 581,00

BUILDING

Habitable surface: 120,00 m²

Fronts: 4

Construction year: 1951

Renovation: 2006

State: To be refreshed

Orientation rear: North-west

COMFORT

Furnished: No

ENERGY

EPC score: 350

EPC code: 20240912-0003359057-RES-1

EPC class: D

Double glazing: Yes

LOCATION

Environment: Countryside

TERRAIN

Ground area: 914,00 m²

Garden: Yes

LAYOUT

Entrance hall: 4,00 m²

Living room: 25,00 m²

Kitchen: 16,00 m², fully fitted

Nighthall: 3,00 m²

Bedroom 1: 9,00 m²

Bedroom 2: 15,00 m²

Bedroom 3: 10,00 m²

Bedroom 4: 9,00 m²

Bedroom 5: 9,00 m²

Bathroom 1: 5,00 m²

Bathroom type: Shower and bath tub

Bathroom 2 : 4,00 m²

Shower rooms: 1

Toilets: 2

Cellar: 12,00 m²

Attic: 20,00 m²

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

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

Asbestos inventory certificate: Yes

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 outside: 4