Gemeenteplein 9 , 3040 Huldenberg
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FOR SALE - HOUSE

€ 395.000

E. Gilisstraat 4, 3040

Ref.









Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: tbd with the owner

Surf. Living: 175m²
Surf. Plot: 214m²
Surf. terrace: 30m²
Neighbourhood: residential area

PEB/EPB: 481kwh/m²/j

DESCRIPTION

Well-maintained, move-in-ready house with a separate guest accommodation/studio, located in the centre of Huldenberg. Built in 1979 and renovated in 2015.

Ground floor: entrance hall, 36m² living room with fireplace, fully fitted open-plan kitchen, garage for 1 car, laundry room, terrace and parking space in front of the house. No garden.

First floor: landing, 3 bedrooms (16m² + 16m² + 8m²), fitted bathroom with bathtub, toilet and washbasin in unit. Separate guest accommodation/studio comprising a 22m² living area with kitchenette, bedroom, shower room and private terrace. Ideal for family members, adult children, etc.

Additional information: attic (storage space), cellar, EPC rating E, which can be easily improved by adding extra attic insulation. Fuel-fired central heating, recent PVC windows with double glazing. Excellent location in the centre of Huldenberg, within walking distance of all amenities.

FINANCIAL

Price: € 395.000,00
Available: Tbd with the owner
Land registry income: € 716,00
Land tax: € 589,66

BUILDING

Habitable surface: 175,00 m²
Fronts: 3
Construction year: 1979
Renovation: 2015
State: Good state
Type roof: Saddle roof

COMFORT

Furnished: No
Fireplace: Yes

ENERGY

EPC score: 481
EPC code: 20260928-0003964215-RES-1
EPC class: E
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, not conform
Heating type: Oil (centr. heat.)
Heating: Individual

LOCATION

Environment: Residential area
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes

TERRAIN

Ground area: 214,00 m²
Garden: No
Orientation terrace 1: West

LAYOUT

Entrance hall: Yes
Living room: 36,00 m²
Kitchen: 10,00 m², US hyper equipped
Nighthall: 3,00 m²
Bedroom 1: 16,00 m²
Bedroom 2: 16,00 m²
Bedroom 3: 8,00 m²
Bedroom 4: 7,50 m²
Bathroom 1: 5,00 m²
Bathroom type: Bath
Bathroom 2 : 4,00 m² shower
Shower rooms: 1
Toilets: 2
Terrace: 30,00 m²
Laundry: 15,00 m²
Cellar: 10,00 m²

Water tank: Yes

Attic: 28,00 m²

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Water: Yes

PLANNING

Building permission: Yes
Destination: Rural residential area
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: Yes
Parcelling permission: No
Obligation to renovate: Yes
Flooding area: Not located in flood area
G-score: D
P-score: D
Summons: No
Servitude: No
Management measures recorded in the register of measures: No

PARKING

Garage: 1
Garage surface area: 23,00 m²
Parkings outside: 1
Parkings inside: 1