Gemeenteplein 9 , 3040 Huldenberg
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€ 425.000

For sale - House

Stockemstraat 5, 3040 Huldenberg

Ref. 7836550

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

Surf. Living: 260m²
Surf. Plot: 716m²
Surf. terrace: 30m²

PEB/EPB: 956kwh/m²/j

Description

A unique opportunity for renovation enthusiasts! This detached villa with great potential is quietly located in a cul-de-sac, within walking distance of the centre of Huldenberg.

Built in 1976 on a 716 m² (7a16ca) plot, this property offers the perfect opportunity to create your dream home to your own taste.

Ground floor: entrance hall, spacious 40 m² living room with sliding door opening onto the terrace and garden, open-plan kitchen, night hall, separate toilet, 4 bedrooms (16 m², 12 m², 10 m² and 10 m²), shower room with shower and double washbasin in vanity unit.

Attic floor: three spacious attic rooms with potential for further conversion.

Full cellar: comprising 4 cellar rooms, a laundry room and a garage with automatic door.

Outdoor area: parking space in front of the house, pleasant terrace, garden with garden shed at the rear.

Additional information: property in need of complete renovation, exceptionally quiet location in the centre of Huldenberg, within walking distance of the school, bakery, supermarket, public transport, sports hall and all other amenities.

Financial

Price: € 425.000,00
Available: Tbd with the owner
Land registry income: € 1.948,00
Indexed land registry income: € 4.480,00
Land tax: € 1.603,00
Liberal profession possible: No

Location

School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Sport center nearby: Yes

Building

Habitable surface: 260,00 m²
Fronts: 4
Construction year: 1976
State: To be renovated
Orientation rear: South-east

Energy

EPC score: 956
EPC code: 20260119-0003778689-RES-2
EPC class: F
Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Oil (centr. heat.)
Heating: Individual

Terrain

Ground area: 716,00 m²
Garden: Yes
Orientation terrace 1: South

Layout

Entrance hall: 10,00 m²
Living room: 40,00 m²
Kitchen: 13,00 m²
Nighthall: 5,00 m²
Bedroom 1: 16,00 m²
Bedroom 2: 12,00 m²
Bedroom 3: 10,00 m²
Bedroom 4: 10,00 m²
Bathroom 1: 4,00 m²
Bathroom type: Shower
Shower rooms: 1
Toilets: 1
Terrace: 30,00 m²
Laundry: 15,00 m²
Cellar: Yes
Attic: 75,00 m²

Technics

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Gas: No
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: Yes
Water-sensitive open space area: No
Obligation to renovate: Yes
Asbestos inventary certificate: Yes
Flooding area: Not located in flood area
G-score: A
P-score: C
Summons: No
Servitude: No
Management measures recorded in the register of measures: No

Parking

Garage: 1

Garage surface area: 40,00 m²
Parkings outside: 2
Parkings inside: Yes