



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Rue Saint-Antoine 22, 1370 Jodoigne

€ 415.000

Ref. 7884565



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

Surf. Living: 170m²
Surf. Plot: 805m²
Neighbourhood: quiet

PEB/EPB: 186kwh/m²/j

DESCRIPTION

Spacious family home enjoying a very peaceful location in Mélin. This semi-detached house was built in 2011 and stands on a plot of 805 m². With four spacious bedrooms, solid construction and a quiet setting, it is an ideal family home.

Ground floor: entrance hall, separate toilet, bright 30 m² living room with parquet flooring and direct access to the terrace and garden, fitted kitchen and garage with automatic door.

First floor: landing, separate toilet, 4 spacious bedrooms and fitted bathroom with shower, double washbasin in vanity unit and toilet.

Storage attic.

Outdoor area: pleasant terrace and garden with beautiful open views over the surrounding fields.

Additional information: EPC C, oil-fired heating, double glazing, very solid construction and move-in ready.

Location: exceptionally quiet location in a traffic-free street in Mélin. An ideal combination of peace, space and living comfort.

FINANCIAL

Price: € 415.000,00

VAT applied: No

Available: Tbd with the owner

Indexed land registry income: € 987,00

BUILDING

Habitable surface: 170,00 m²

Fronts: 3

Construction year: 2011

State: Good state

Orientation rear: South-east

COMFORT

Furnished: No

ENERGY

EPC score: 186

EPC code: 20260924004574

EPC class: C

Isolation: Yes

Double glazing: Yes

Windows: Vinyl

LOCATION

Environment: Quiet, countryside

TERRAIN

Ground area: 805,00 m²

Garden: Yes

Orientation terrace 1: South

LAYOUT

Entrance hall: 9,00 m²

Living room: 30,00 m²

Kitchen: 15,00 m², fully fitted

Nighthall: 6,00 m²

Bedroom 1: 16,00 m²

Bedroom 2: 16,00 m²

Bedroom 3: 16,00 m²

Bedroom 4: 12,00 m²

Bathroom 1: 9,00 m²

Toilets: 2

Laundry: Yes

Attic: 40,00 m²

TECHNICS

Heating type: Oil (centr. heat.)

Water tank: Yes

Electricity: Yes

Cable TV: Yes

Water: Yes

PLANNING

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

PARKING

Garage: 1

Garage surface area: 25,00 m²

Parkings outside: 3

Parkings inside: 1