



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Dorpstraat 615, 3061 Leefdaal

Sold

Ref. 5350230



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 160m²
Surf. Plot: 589m²
Surf. terrace: 30m²
Neighbourhood: residential area

PEB/EPB: 168kwh/m²/j

DESCRIPTION

Tastefully renovated house near the center of Leefdaal on a plot of 5.89ares.

Ground floor: entrance hall, separate toilet, storage room/laundry room, pleasant living room of 55m² in total consisting of lounge, dining room and office space with large windows to the terrace and garden, open plan fully fitted luxury kitchen, 44m² garage with automatic door.

1st floor (laminated floor): landing, 3 bedrooms (15m² + 14m² + 8m²), fitted bathroom with shower in bath, double basin in unit and toilet.

Attic storage.

Outdoor space: very pleasant recent terrace, private fenced garden, parking for 2 cars in front of the garage.

Other information: gas heating, underfloor heating on the ground floor, solar panels, very nice extension with large windows and lots of light, wood stove in the living room, double glazing everywhere, electrical installation in conform, super location near primary school, bus stop, supermarket, bakery, pharmacy, good connection Brussels-Leuven, E40. Flood report: Building G-score: B - Plot P-score: D - Not located in a flood risk zone

FINANCIAL

Price: € 560.000,00

Available: Tbd with the owner

Land registry income: € 2.422,00

Indexed land registry income: € 4.621,00

Land tax: € 1.431,00

BUILDING

Habitable surface: 160,00 m²

Fronts: 4

Construction year: 1961

Renovation: 2017

State: Very good state

Orientation rear: South-east

COMFORT

Furnished: No

Fireplace: Yes

ENERGY

EPC score: 168

EPC code: 20230512-0002890350-RES-1

LOCATION

Environment: Residential area

TERRAIN

Ground area: 589,00 m²

Garden: Yes

Orientation terrace 1: South-east

LAYOUT

Entrance hall: 9,00 m²

Living room: 55,00 m²

Kitchen: 9,00 m², US hyper equipped

Nighthall: 6,00 m²

Bedroom 1: 15,00 m²

Bedroom 2: 14,00 m²

Bedroom 3: 8,00 m²

Bathroom 1: 5,00 m²

Bathroom type: Shower in bath

Toilets: 2

Terrace: 30,00 m²

Laundry: 4,00 m²


Attic: 20,00 m²

EPC class: B
Isolation: Yes
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Floor heating
Heating: Individual
Solar panels: Yes

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: Yes
Asbestos inventory certificate: Yes
Intimation: No legal correction or administrative measure imposed
Flooding area: Not located in flood area
G-score: B
P-score:  D
Summons: No
Servitude: No

PARKING

Garage: 1
Parkings outside: 2