



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Molenstraat 40, 3050 Oud-Heverlee

€ 399.000

Ref. 7788481



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

Surf. Living: 137m²
Surf. Plot: 405m²
Surf. terrace: 40m²
Neighbourhood: quiet

PEB/EPB: 227kwh/m²/j

DESCRIPTION

Fully renovated house with a garage and pleasant garden, ideally located close to the centre of Sint-Joris-Weert. Completely renovated in 2020, this property offers modern comfort in a quiet residential setting, within walking distance of all amenities.

Ground floor: 28 m² living room, fully fitted kitchen, veranda, utility room with washbasin and separate toilet.

First floor: landing, 2 bedrooms (13 m² and 13 m²), shower room with walk-in shower, double washbasin in vanity unit and toilet.

Attic: spacious attic with potential for further conversion.

Basement: cellar with a new gas heating system and battery storage system.

Outdoor area: pleasant terrace, beautiful garden, garden shed, outdoor utility room, 32 m² garage/carport with attic, and private parking space.

Additional information: 20 solar panels (9,000 Wp), 10 kW battery storage system, double glazing, new roof, and complete renovation carried out in 2020.

Situated in a quiet street close to the centre of Sint-Joris-Weert, within walking distance of public transport (bus and railway station), supermarket, school and all daily amenities.

FINANCIAL

Price: € 399.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 406,00

Indexed land registry income: € 934,00

Land tax: € 334,00

BUILDING

Habitable surface: 137,00 m²

Fronts: 4

Construction year: 1850

Renovation: 2020

State: Renovated

Orientation rear: South

COMFORT

Furnished: No

ENERGY

EPC score: 227

LOCATION

Environment: Quiet, residential area

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 405,00 m²

Garden: Yes

Orientation terrace 1: South

LAYOUT

Entrance hall: Yes

Living room: 28,00 m²

Kitchen: 13,00 m², fully fitted

Veranda: Yes

Nighthall: 4,00 m²

Bedroom 1: 13,00 m²

Bedroom 2: 13,00 m²

Bathroom 1: 8,00 m²

EPC code: 20260716-0003911042-RES-2

EPC class: C

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

Solar panels: Yes

Shower rooms: 1

Toilets: 2

Terrace: 40,00 m²

Laundry: 15,00 m²

Cellar: 15,00 m²

Attic: 15,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: No

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Water-sensitive open space area: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Flooding area: Not located in flood area

G-score: C

P-score: C

Summons: No

Servitude: No

Management measures recorded in the register of measures: No

PARKING

Garage: 1

Garage surface area: 32,00 m²

Parkings outside: 1

Parkings inside: 1