



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

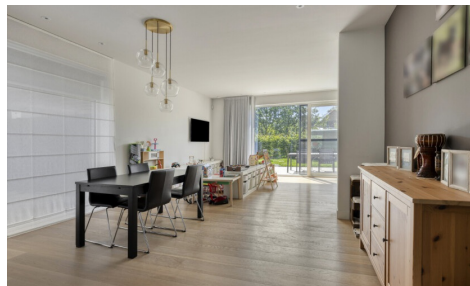
E-mail: david@kdcimmo.be

FOR SALE - HOUSE

Groot Neerveld 16, 3051 Sint-Joris-Weert

€ 685.000

Ref. 7736336



Number of bedrooms: 5
Number of bathrooms: 2
Availability: tbd with the owner

Surf. Living: 240m²
Surf. Plot: 295m²
Surf. terrace: 30m²

PEB/EPB: 17kwh/m²/j

DESCRIPTION

Beautiful move-in-ready house built by Kwadraat for sale!

Located in a quiet new residential area in Sint-Joris-Weert, within walking distance of all amenities such as public transport, supermarket, school, bakery, sports hall, etc. Built in 2022, on a 295 m² (2a95ca) south-west facing plot.

Ground floor: entrance hall with built-in cupboard, separate toilet with washbasin, living room, cosy sitting/TV area, open-plan fully equipped kitchen, kitchen storage/laundry room.

First floor: night hall, master bedroom with dressing room and en-suite bathroom with bathtub, shower and double washbasin in vanity unit, 2 bedrooms, fitted shower room.

Second floor: 2 spacious bedrooms (currently used as hobby rooms).

Outdoor area: pleasant terrace with new sun awning and private west-facing garden, parking space and carport.

Additional information: new-build quality, finished with the best materials and technologies such as heat pump, solar panels, underfloor heating, ventilation system, lighting and curtain accessories included. Nearly Energy Neutral (BEN) home with an E-level of 12.

FINANCIAL

Price: € 685.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 1.633,00

Liberal profession possible: No

BUILDING

Habitable surface: 240,00 m²

Fronts: 3

Construction year: 2022

State: Very good state

COMFORT

Furnished: No

Handicap friendly: No

ENERGY

EPC score: 17

EPC code: 24086-G-

OMV_2018100574/EP07506/A001/D01/SD001

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 295,00 m²

Garden: Yes

Orientation terrace 1: West

LAYOUT

Entrance hall: 6,00 m²

Living room: 30,00 m²

Kitchen: 11,00 m², US hyper equipped

Storage: Yes

Nighthall: 5,00 m²

Bedroom 1: 14,00 m²

Bedroom 2: 10,50 m²

Bedroom 3: 11,00 m²

Bedroom 4: 14,00 m²

Bedroom 5: 36,00 m²

EPC class: A
Double glazing: Yes
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Hot air pump
Solar panels: Yes
Water tank: Yes

Dressings: 6,00 m²
Bathroom 1: 8,50 m²
Bathroom 2 : 4,30 m²
Toilets: 2
Terrace: 30,00 m²
Laundry: Yes
Attic: 5,50 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: No
Parcelling permission: Yes
Obligation to renovate: No
Summons: No
Servitude: No

PARKING

Carport: Yes
Parkings outside: 2
Parkings inside: No