



Gemeenteplein 9 , 3040 Huldenberg

**Phone number:** 0494645450

**E-mail:** david@kdcimmo.be

## FOR SALE - HOUSE

Veeweidestraat 134, 3080 Tervuren

€ 415.000

Ref. 7642435



Number of bedrooms: 3  
Number of bathrooms: 2  
Garages: 1  
Availability: to be agreed upon

Surf. Living: 150m<sup>2</sup>  
Surf. Plot: 1781m<sup>2</sup>  
Surf. terrace: 30m<sup>2</sup>  
Neighbourhood: countryside

PEB/EPB: 477kwh/m<sup>2</sup>/j

## DESCRIPTION

**Solid semi-detached house with pasture at the back located in Duisburg, built in 1969, plot of 17a81ca.**

Ground floor: entrance hall, separate toilet, 32 m<sup>2</sup> living room, fitted kitchen with hob, oven, refrigerator and dishwasher, veranda / dining room with access to the terrace, storage room, garage / storage.

First floor: night hall, 3 nice bedrooms, bathroom with bathtub, washbasin in cabinet and toilet, shower room with shower and washbasin in cabinet.

Attic: very spacious attic to be arranged.

Outdoor space: parking space for several cars, carport and garden shed, terrace, pasture at the back with old stables / warehouse, ideal for animal lover.

Additional information: double glazing, heating on fuel oil.

---

## FINANCIAL

Price: € 415.000,00

VAT applied: No

Available: To be agreed upon

Land registry income: € 948,00

Indexed land registry income: € 2.128,00

Land tax: € 748,00

Liberal profession possible: No

## BUILDING

Habitable surface: 150,00 m<sup>2</sup>

Fronts: 3

Construction year: 1969

Orientation rear: North-east

## COMFORT

Furnished: No

Fireplace: Yes

## ENERGY

EPC score: 477

EPC code: 20250915-0003686410-RES-1

EPC class: E

Isolation: Yes

Double glazing: Yes

Windows: Vinyl

## LOCATION

Environment: Countryside

## TERRAIN

Ground area: 1.781,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

Entrance hall: 11,00 m<sup>2</sup>

Living room: 32,00 m<sup>2</sup>

Dining room: 15,00 m<sup>2</sup>

Kitchen: 11,00 m<sup>2</sup>, fully fitted

Veranda: Yes

Nighthall: 9,00 m<sup>2</sup>

Bedroom 1: 15,50 m<sup>2</sup>

Bedroom 2: 15,00 m<sup>2</sup>

Bedroom 3: 11,00 m<sup>2</sup>

Bathroom 1: 4,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Bathroom 2 : 5,60 m<sup>2</sup>

Shower rooms: 1

Toilets: 2

Terrace: 30,00 m<sup>2</sup>

Laundry: Yes


Attic: 55,00 m<sup>2</sup>

Electricity certificate: Yes, not conform  
Heating type: Oil (centr. heat.)  
Heating: Individual

## **TECHNICS**

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

## **PLANNING**

Destination: Rural residential area  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Intimation: No - no legal correction or administrative measure imposed  
Flooding area: Not located in flood area  
G-score: B  
P-score:  D  
Water-sensitive open space area: No  
Summons: No  
Servitude: Yes

## **PARKING**

Garage: 1  
Carport: Yes  
Parkings outside: Yes  
Parkings inside: Yes