



Gemeenteplein 9 , 3040 Huldenberg

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## FOR RENT - VILLA

Leuvensebaan 15, 3040 Huldenberg

€ 2.100

Ref. 6819134



Number of bedrooms: 4

Number of bathrooms: 2

Garages: 4

Availability: immediately

Surf. Living: 240m<sup>2</sup>

PEB/EPB: 105kwh/m<sup>2</sup>/j

## DESCRIPTION

Request your visit via <https://kdc-immo.mijnhuurprofiel.be/whise/6819134>.

**Spacious villa with beautiful view located near the center of Ottenburg (Huldenberg) and all its amenities, just 1,4 km from GSK, 3,8 km from Wavre center, and 3,9 km from Florival train station.**

**Ground floor:** entrance hall with separate toilet, 60m<sup>2</sup> living room with tiled floor and access to the terrace/garden, fully fitted kitchen, office room, large terrace with fenced garden.

**First floor:** landing with separate toilet, bedroom 1 (15m<sup>2</sup>), bedroom 2 (10m<sup>2</sup>), bedroom 3 (15m<sup>2</sup>), bathroom 1 with shower, bathtub, and double basin in unit, bedroom 4 (16 m<sup>2</sup>), bathroom 2 with shower, bathtub, toilet, bidet, and double basin in unit.

**Basement level:** 75m<sup>2</sup> garage with automatic door, 2 cellars (20m<sup>2</sup> + 20m<sup>2</sup>).

**Additional information:** double glazing, gas central heating, rainwater recovery system, alarm system, electric shutters, water softener...

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## FINANCIAL

Price: € 2.100,00 per month

Available: Immediately

## BUILDING

Habitable surface: 240,00 m<sup>2</sup>

Fronts: 4

Construction year: 2008

State: Very good state

## COMFORT

Alarm: Yes

## ENERGY

EPC score: 105

EPC class: B

Double glazing: Yes

Heating type: Gas (centr. heat.)

Heating: Individual

Water tank: Yes

## TERRAIN

Garden: Yes

## LAYOUT

Entrance hall: Yes

Living room: 60,00 m<sup>2</sup>

Kitchen: 20,00 m<sup>2</sup>, hyper equipped

Bureau: 20,00 m<sup>2</sup>

Nighthall: Yes

Bedroom 1: 15,00 m<sup>2</sup>

Bedroom 2: 10,00 m<sup>2</sup>

Bedroom 3: 15,00 m<sup>2</sup>

Bedroom 4: 16,00 m<sup>2</sup>

Bathroom 1: 12,00 m<sup>2</sup>

Bathroom type: All comfort

Bathroom 2 : 8,00 m<sup>2</sup> all comfort

Toilets: 3

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PARKING**

Garage: 4

Parkings outside: 4

Parkings inside: 4