



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - VILLA

Breembosstraat 13, 3040 Huldenberg

Sold

Ref. 5524561



Number of bedrooms: 3
Number of bathrooms: 2
Garages: 1
Availability: at delivery

Surf. Living: 230m²
Surf. Plot: 1372m²
Surf. terrace: 15m²
Neighbourhood: quiet

PEB/EPB: 10kwh/m²/j

DESCRIPTION

Very quietly located energy efficient newly built villa near the center of Huldberg, E-level 30, with solar panels and heat pump.

Layout street level: spacious entrance hall with stairs to 1st floor, basement of 20m², spacious garage of 45m² with automatic door.

Ground floor/garden level: 45m² living room with lots of light, open plan fully equipped kitchen with access to terrace, spacious storage/laundry room, separate toilet with basin.

Floor 1: night hall with separate toilet, bedroom 1 (16m²) with dressing room and ensuite bathroom, bedroom 2 (12,6m²), bedroom 3 (9m²), shower room.

Outside space: terrace, pleasant garden, driveway and parking in front of the house. Walking distance to center and all its amenities.

Other information: rainwater recovery, solar panels, heat pump, underfloor heating, ventilation system type D, sale at 6% VAT possible under conditions, further info, plans and details available in our office.

FINANCIAL

Price: € 674.000,00

VAT applied: Yes

Available: At delivery

BUILDING

Habitable surface: 230,00 m²

Fronts: 4

Construction year: 2023

State: New

Orientation rear: East

COMFORT

Furnished: No

ENERGY

EPC score: 10

EPC class: A

Isolation: Yes

Windows: Vinyl

Heating type: Hot air pump

Heating: Individual

LOCATION

Environment: Quiet

TERRAIN

Ground area: 1.372,00 m²

Garden: Yes

LAYOUT

Living room: 45,00 m²

Kitchen: 20,00 m², US hyper equipped

Nighthall: 6,00 m²

Bedroom 1: 16,00 m²

Bedroom 2: 13,00 m²

Bedroom 3: 9,00 m²

Dressings: 6,00 m²

Bathroom 1: 6,00 m²

Bathroom type: Shower and bath tub

Bathroom 2 : 3,60 m²

Toilets: 2

Terrace: 15,00 m²

Laundry: 10,00 m²

Cellar: 20,00 m²

Solar panels: Yes
Water tank: Yes

TECHNICS

Sewage: Yes

PLANNING

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

Right of pre-emption: Yes

Intimation: No - no legal correction or
administrative measure imposed

G-score: A

P-score: A

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 2

Parkings inside: Yes