



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - VILLA

Hoevestraat 19, 3040 Huldenberg

€ 495.000

Ref. 5843288



Number of bedrooms: 4
Number of bathrooms: 1
Garages: 2
Availability: to be agreed upon

Surf. Living: 280m²
Surf. Plot: 1002m²

PEB/EPB: 475kwh/m²/j

DESCRIPTION

Solid and very quietly located villa with enormous potential in Ottenburg (Huldenberg). Near the center of Ottenburg and all amenities. Year of construction 1977, plot of 10a2ca.

Ground floor: entrance hall, separate toilet, 46m² living room in L-shape with access to terrace, fitted kitchen, 3 bedrooms (11m² + 17m² + 9m²), one with balcony/terrace, fitted bathroom with bath, bidet and 2 basins in unit, laundry area.

First floor: spacious landing, bedroom 4 (21m²) with sink, 46m² attic space (possible to further convert into additional bedrooms, office, TV room, etc.) with beautiful views over the fields.

Basement (garden level): 2 cellars, double garage, pleasant garden, parking for several cars.

Other information: single glazing, heating system on fuel, total surface = 280m² (including garage, cellars, attic), flood report: building G-score: B - plot P-score: D - not located in a flood risk zone, renovation obligation to energy level D within 5 years after purchase.

FINANCIAL

Price: € 495.000,00

Available: To be agreed upon

Land registry income: € 1.869,00

Land tax: € 1.399,43

BUILDING

Habitable surface: 280,00 m²

Fronts: 4

Construction year: 1977

COMFORT

Fireplace: Yes

ENERGY

EPC score: 475

EPC code: 20230718-0002946440-RES-1

EPC class: E

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Oil (centr. heat.)

Heating: Individual

TERRAIN

Ground area: 1.002,00 m²

Garden: Yes

LAYOUT

Entrance hall: 9,00 m²

Living room: 46,00 m²

Kitchen: 13,00 m²

Nighthall: 12,00 m²

Bedroom 1: 21,00 m²

Bedroom 2: 17,00 m²

Bedroom 3: 11,00 m²

Bedroom 4: 9,00 m²

Bathroom 1: 5,00 m²

Toilets: 1

Laundry: 4,00 m²

Cellar: Yes

Attic: 46,00 m²

TECHNICS

Electricity: Yes

Water: Yes

PLANNING

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: Yes

Intimation: No

G-score: B

P-score:  D

Summons: No

Servitude: No

PARKING

Garage: 2

Parkings outside: 4

Parkings inside: 2