



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - VILLA

Breembosstraat 15, 3040 Huldenberg

€ 674.000

Ref. 5525544



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: to be agreed upon

Surf. Living: 230m²

Surf. Plot: 1058m²

Surf. terrace: 15m²

Neighbourhood: quiet

PEB/EPB: 10kwh/m²/j

DESCRIPTION

Very quietly located energy efficient newly built villa near the center of Huldenberg, 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 39m² with automatic door.

Ground floor/garden level: 39m² 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 (13m²) with dressing room and ensuite bathroom, bedroom 2 (10m²), bedroom 3 (10m²), 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: To be agreed upon

BUILDING

Habitable surface: 230,00 m²

Fronts: 4

State: New

Type roof: Flat roof

Orientation rear: East

ENERGY

EPC score: 10

EPC class: A

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Hot air pump

Heating: Individual

Solar panels: Yes

Water tank: Yes

LOCATION

Environment: Quiet

TERRAIN

Ground area: 1.058,00 m²

Garden: Yes

Orientation terrace 1: South

LAYOUT

Entrance hall: Yes

Living room: 39,00 m²

Kitchen: 20,00 m²

Bureau: 5,70 m²

Nighthall: 5,00 m²

Bedroom 1: 13,00 m²

Bedroom 2: 10,00 m²

Bedroom 3: 10,00 m²

Dressings: 6,00 m²

Bathroom 2 : 4,00 m² shower and bath tub

Toilets: 2

Terrace: 15,00 m²

Laundry: 8,00 m²

Cellar: 20,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

Right of pre-emption: Yes

Intimation: No legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 2

Parkings inside: 1