



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

E-mail: david@kdcimmo.be

FOR SALE - VILLA

Kausdelle 51, 3040 Huldenberg

€ 530.000

Ref. 6766189



Number of bedrooms: 5

Number of bathrooms: 2

Garages: 2

Availability: to be agreed upon

Surf. Living: 300m²

Surf. Plot: 595m²

PEB/EPB: 226kwh/m²/j

DESCRIPTION

Very spacious and quietly located villa within walking distance of the center of Huldenberg and all its amenities. Plot of 5A95CA, partially renovated in 2012.

Ground floor: entrance hall, separate toilet with sink, office/TV-room, spacious L-shaped living room of 72m² with wood stove and sliding door to terrace, fitted kitchen, shower room with sauna, storage room, garage/workshop of 50m² with automatic gate, 2nd garage/storage room of 27m².

First floor: landing, 3 bedrooms, fitted bathroom, multipurpose room of 33m².

Second floor: bedroom and attic room.

Basement level: storage cellar.

Outdoor space: parking for several cars, garden and terrace.

Other information: more than 300m² of living space, enormous potential, recent roof with insulation (2012), recent gas condensing heating system (2019), 15 solar panels with home battery (2021). Very quiet location near the center, nature reserve, schools, shops, public transport, and all other amenities. Flood report: Building G-score: D - Plot P-score: D - Not located in a flood risk zone.

FINANCIAL

Price: € 530.000,00

Available: To be agreed upon

Land registry income: € 1.165,00

Indexed land registry income: € 2.437,00

Land tax: € 872,45

BUILDING

Habitable surface: 300,00 m²

Fronts: 4

State: Good state

COMFORT

Furnished: No

Alarm: Yes

Sauna: Yes

ENERGY

EPC score: 226

EPC code: 20240409-0003205745-RES-1

EPC class: C

TERRAIN

Ground area: 595,00 m²

Garden: Yes

LAYOUT

Entrance hall: Yes

Living room: 72,00 m²

Kitchen: 15,00 m²

Storage: 9,00 m²

Nighthall: Yes

Bedroom 1: 15,00 m²

Bedroom 2: 16,00 m²

Bedroom 3: 14,00 m²

Bedroom 4: 16,00 m²

Bathroom 1: 10,00 m²

Bathroom type: Bath

Bathroom 2 : 6,00 m²

Toilets: 2

Laundry: Yes

Cellar: 20,00 m²



Attic: Yes

Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)
Heating: Individual
Solar panels: Yes
Water tank: Yes

TECHNICS

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

PLANNING

Destination: Rural residential area
Building permission: No
Parcelling permission: No
Right of pre-emption: Yes
Intimation: No - no legal correction or administrative measure imposed
G-score:  D
P-score:  D
Summons: No
Servitude: No

PARKING

Garage: 2
Parkings outside: 3
Parkings inside: 1