Gemeenteplein 9 , 3040 Huldenberg
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€ 595.000

For sale - Villa

Vranksberg 47, 3040 Huldenberg

Ref. 7945100

Number of bedrooms: 4
Number of bathrooms: 2
Availability: tbd with the owner

Surf. Living: 200m²
Surf. Plot: 1092m²
Surf. terrace: 40m²
Neighbourhood: quiet

PEB/EPB: 227kwh/m²/j

Description

Unique villa in a very quiet location in a cul-de-sac in Huldenberg (Loonbeek). Built in 1986 – renovated/extended in 1995, private garden on a west-facing plot of 10 ares 92 centiares (1,092 m²) with swimming pool.

Ground floor: entrance hall, separate toilet, spacious living room, fitted open-plan kitchen with breakfast area, laundry room, storage room, second living room/multipurpose room/practice room.

First floor: night hall, 3 bedrooms with built-in wardrobes, 2 shower rooms with shower, toilet and washbasin in a vanity unit, office/bedroom.

Outdoor space: private enclosed garden, spacious terrace, garden shed, heated swimming pool, carport, parking spaces for several cars.

Additional information: EPC label C, oil heating, low-traffic neighbourhood, quiet location close to fields and a nature reserve.

Financial

Price: € 595.000,00
Available: Tbd with the owner
Land registry income: € 2.506,00
Indexed land registry income: € 5.764,00
Land tax: € 2.063,00
Liberal profession possible: Yes (50,00 m²)

Location

Environment: Quiet, residential area

Terrain

Ground area: 1.092,00 m²
Garden: Yes
Orientation terrace 1: West

Building

Habitable surface: 200,00 m²
Fronts: 4
Construction year: 1986
State: Good state
Orientation rear: West

Comfort

Furnished: No
Fireplace: Yes
Pool: Yes

Energy

EPC score: 227
EPC code: 20261026-0003983718-RES-1-
EPC class: C
Double glazing: Yes
Windows: Aluminium
Electricity certificate: Yes, not conform
Heating type: Oil (centr. heat.)
Heating: Individual
Water tank: Yes

Layout

Entrance hall: 12,00 m²
Living room: 50,00 m²
Dining room: 38,00 m²
Kitchen: 15,00 m², US hyper equipped
Storage: Yes
Bureau: 12,00 m²
Nighthall: 12,00 m²
Bedroom 1: 17,00 m²
Bedroom 2: 12,00 m²
Bedroom 3: 11,00 m²
Bedroom 4: 9,00 m²
Bathroom 1: 6,00 m²
Bathroom type: Shower
Bathroom 2 : 5,00 m² shower
Toilets: 3
Terrace: 40,00 m²
Laundry: 6,00 m²

Technics

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

Planning

Building permission: Yes
Destination: Rural residential area
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: Yes
Parcelling permission: No
Obligation to renovate: No
Asbestos inventary certificate: Yes
G-score: A
P-score: A
Summons: No
Servitude: No
Management measures recorded in the register of measures: No

Parking

Garage surface area: 30,00 m²
Parkings outside: 3
Parkings inside: 1