



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - VILLA

Hoevestraat 12, 3040 Ottenburg

€ 790.000

Ref. 7704083



Number of bedrooms: 4

Number of bathrooms: 3

Garages: 2

Availability: to be agreed upon

Surf. Living: 300m<sup>2</sup>

Surf. Plot: 2790m<sup>2</sup>

Surf. terrace: 40m<sup>2</sup>

PEB/EPB: 188kwh/m<sup>2</sup>/j

## DESCRIPTION

**Very spacious and quietly located villa on a plot of 27a90ca in the centre of Ottenburg. Completely renovated in 2011.**

Ground floor: entrance hall, separate toilet with washbasin, cloakroom, spacious 70 m<sup>2</sup> living room with parquet floor, wood stove and sliding window to the terrace and garden, open-plan fully equipped luxury kitchen, kitchen storage room, night hall, master bedroom with 2 dressings, ensuite bathroom and office, 3 bedrooms, 2 shower rooms.

Basement level: garage for 2 cars, cellar.

Outdoor space: fantastic terrace with lots of privacy and view of a beautiful fenced garden, garden shed, above-ground swimming pool with heat pump, parking space in front of the house.

Additional information: attic, gas heating, EPC B, 28 solar panels (7000 Wp), electrical installation compliant, move-in ready.

Quietly located but close to all amenities of the centre of Ottenburg.

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## FINANCIAL

Price: € 790.000,00

Available: To be agreed upon

Land registry income: € 2.932,00

Land tax: € 2.414,34

Liberal profession possible: Yes

## BUILDING

Habitable surface: 300,00 m<sup>2</sup>

Fronts: 4

Construction year: 1999

Renovation: 2011

State: Very good state

Orientation rear: South-east

## COMFORT

Fireplace: Yes

Pool: Yes

## ENERGY

EPC score: 188

EPC code: 20260319-0003826749-RES-1

EPC class: B

Double glazing: Yes

## LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

## TERRAIN

Ground area: 2.790,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

Entrance hall: 9,00 m<sup>2</sup>

Living room: 70,00 m<sup>2</sup>

Kitchen: 19,00 m<sup>2</sup>, hyper equipped

Bureau: 22,00 m<sup>2</sup>

Nighthall: 12,00 m<sup>2</sup>

Bedroom 1: 22,00 m<sup>2</sup>

Bedroom 2: 21,00 m<sup>2</sup>

Bedroom 3: 13,00 m<sup>2</sup>

Bedroom 4: 11,00 m<sup>2</sup>

Dressings: 12,00 m<sup>2</sup>

Bathroom 1: 11,00 m<sup>2</sup>

Bathroom type: All comfort

Bathroom 2 : 9,00 m<sup>2</sup> shower

Bathroom 3 : 3,00 m<sup>2</sup> shower

Toilets: 3

Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual  
Solar panels: Yes

Terrace: 40,00 m<sup>2</sup>  
Second terrace: 12,00 m<sup>2</sup>  
Laundry: 8,00 m<sup>2</sup>  
Cellar: 12,00 m<sup>2</sup>  
Attic: Yes

## **TECHNICS**

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Sewage: No  
Gas: Yes  
Water: Yes

## **PLANNING**

Building permission: Yes  
Destination: Rural residential area  
Intimation: No - no legal correction or administrative measure imposed  
Right of pre-emption: No  
Parcelling permission: Yes  
Obligation to renovate: No  
Asbestos inventory certificate: Yes  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No  
Management measures recorded in the register of measures: No

## **PARKING**

Garage: 2  
Parkings outside: 4  
Parkings inside: Yes