



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - VILLA

Speelbergstraat 32, 3050 Oud-

€ 520.000

Ref.



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: tbd with the owner

Surf. Living: 241m²

Surf. Plot: 2300m²

PEB/EPB: 501kwh/m²/j

DESCRIPTION

Spacious Detached Villa on 2,300 m² on the Edge of Meerdaal Forest

A unique opportunity for those who love space, peace and nature! This spacious detached villa enjoys an exceptionally quiet location on the edge of Meerdaal Forest and offers numerous possibilities thanks to its generous proportions and wide plot. The property was remodelled in 1996, but is in need of renovation. The plot measures no less than 2,300 m² (23 ares) and has an impressive street frontage of 43 metres.

Ground floor: entrance hall, exceptionally spacious 72 m² living room, kitchen, storage room, bathroom, veranda with access to the garden and garage for one car with automatic door.

First floor: landing, 3 bedrooms, separate toilet and spacious attic offering further conversion potential.

Basement: practical cellar space.

Outdoor area: spacious private garden with beautiful views of the surrounding greenery, terrace and several parking spaces.

Location: fantastic setting for nature lovers, right next to Meerdaal Forest while still within easy reach of the village centre and all amenities. Public transport (bus and train), school, supermarket and other facilities are all nearby.

A property with exceptional potential in a beautiful green setting – ideal for anyone looking to renovate a spacious family home entirely to their own taste.

FINANCIAL

Price: € 520.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 1.236,00

Indexed land registry income: € 2.843,00

Land tax: € 1.088,00

BUILDING

Habitable surface: 241,00 m²

Fronts: 4

Construction year: 1900

Renovation: 1996

State: To be refreshed

Number of floors: 2

Orientation rear: South

COMFORT

Furnished: No

Fireplace: Yes

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 2.300,00 m²

Width at the street: 43,00 m

Garden: Yes

Orientation terrace 1: South

LAYOUT

Entrance hall: 5,00 m²

Living room: 72,00 m²

Kitchen: 11,00 m²

Storage: Yes

Bureau: 13,00 m²

Veranda: Yes

Nighthall: Yes

Bedroom 1: 13,00 m²

ENERGY

EPC score: 501

EPC code: 20260609-0003889665-RES-1

EPC class: F

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

Bedroom 2: 7,00 m²

Bedroom 3: 7,00 m²

Bathroom 1: 9,00 m²

Bathroom type: Shower in bath

Toilets: 2

Laundry: Yes

Cellar: 13,00 m²

Attic: 30,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: Yes

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Water-sensitive open space area: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Flooding area: Not located in flood area

G-score: A

P-score: C

Summons: No

Servitude: No

Management measures recorded in the register of measures: No

PARKING

Garage: 1

Garage surface area: 20,00 m²

Parkings outside: Yes