



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - VILLA

Oude Vrijheidsstraat 1, 3080 Tervuren

Sold

Ref. 5922712



Number of bedrooms: 5
Number of bathrooms: 2
Garages: 1
Availability: tbd with the owner

Surf. Living: 300m²
Surf. Plot: 877m²
Surf. terrace: 33m²
Neighbourhood: central

PEB/EPB: 278kwh/m²/j

DESCRIPTION

Very spacious architectural house in the village centre of Duisburg with all its amenities.

Renovation project with huge potential. South-west facing plot of 8are77ca, year of construction 1979.

Ground floor: entrance hall, separate toilet, 60m² living room with access to terrace and garden and large windows, space for kitchen (10m²) possibly to open up with living room, storage room, spacious 2-car garage with automatic gate, laundry room, workshop/storage room, practice/office/bedroom on ground floor.

Floor 1: hall, separate toilet, master bedroom (14m²) with access to roof terrace and ensuite shower room, bedroom 2 (20m²), bedroom 3 (8m²), bathroom with bath, shower and double basin.

Floor 2: bedroom 4 (20m²) with attic space. Outside space: south-west facing garden, spacious terrace, good location near all amenities.

Other information: EPC C, gas central heating, flood report: G-score: A - P-score: A - Not located in flood risk zone.

FINANCIAL

Price: € 485.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 3.623,00

Indexed land registry income: € 7.578,00

Land tax: € 2.664,00

Liberal profession possible: Yes (30,00 m²)

BUILDING

Habitable surface: 300,00 m²

Fronts: 4

Construction year: 1979

State: To be renovated

Number of floors: 3

Orientation rear: South

COMFORT

Furnished: No

Parlophone: Yes

Fireplace: Yes

ENERGY

EPC score: 278

LOCATION

Environment: Central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

TERRAIN

Ground area: 877,00 m²

Garden: Yes

Orientation terrace 1: South-west

LAYOUT

Entrance hall: 25,00 m²

Living room: 60,00 m²

Kitchen: 11,00 m², not fitted

Storage: Yes

Bureau: Yes

Nighthall: 8,00 m²

Bedroom 1: 22,50 m²

Bedroom 2: 14,00 m²

Bedroom 3: 8,00 m²

Bedroom 4: 20,00 m²

Bedroom 5: 20,00 m²

Bathroom 1: 10,00 m²

Bathroom type: Shower and bath tub

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

Bathroom 2 : 7,00 m² shower
Toilets: 2
Terrace: 33,00 m²
Laundry: 6,00 m²
Attic: 9,00 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: Yes
Right of pre-emption: No
Asbestos inventory certificate: Yes
Intimation: No - 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: 4
Parkings inside: 2