



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - FARM

Verstrekenstraat 16, 3040 Huldenberg

€ 365.000

Ref. 6550431



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 167m²
Surf. Plot: 1010m²
Neighbourhood: quiet

PEB/EPB: 697kwh/m²/j

DESCRIPTION

Quietly situated farmhouse to renovate with garage and barn in Sint-Agatha-Rode. Plot of 10are10ca.

Ground floor: entrance, separate toilet, 33m² living room, kitchen, 23m² dining room with access to terrace and garden, 35m² garage.

Floor 1: hall, 3 bedrooms, fitted bathroom.

Outside space: parking for several cars, barn/storage/outbuilding of 120m².

Ideal for self-employed! Needs renovation but huge potential. More information available in our office.

FINANCIAL

Price: € 365.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 562,00

Indexed land registry income: € 1.223,00

Land tax: € 328,00

BUILDING

Habitable surface: 167,00 m²

Fronts: 4

Construction year: 1930

State: To be renovated

Orientation rear: North-west

COMFORT

Furnished: No

Fireplace: Yes

ENERGY

EPC score: 697

EPC code: 20240717-0003316907-RES-1

EPC class: F

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Oil (centr. heat.)

LOCATION

Environment: Quiet

TERRAIN

Ground area: 1.010,00 m²

Garden: Yes

LAYOUT

Entrance hall: 5,00 m²

Living room: 33,00 m²

Dining room: 23,00 m²

Kitchen: 12,00 m²

Nighthall: 5,00 m²

Bedroom 1: 16,50 m²

Bedroom 2: 15,00 m²

Bedroom 3: 11,00 m²

Bathroom 1: 8,00 m²

Toilets: 1

Cellar: Yes

Attic: Yes

TECHNICS

Electricity: 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

Obligation to renovate: Yes

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

Water-sensitive open space area: No

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 5

Parkings inside: Yes