



Gemeenteplein 9 , 3040 Huldenberg

**Phone number:** 0494645450

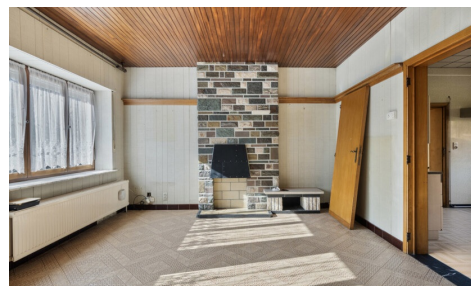
**E-mail:** david@kdcimmo.be

## FOR SALE - HOUSE

Kleinwaverstraat 35, 3040 Huldenberg

€ 380.000

Ref. 6684652



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

Surf. Living: 170m<sup>2</sup>  
Surf. Plot: 1505m<sup>2</sup>

PEB/EPB: 598kwh/m<sup>2</sup>/j

## DESCRIPTION

**Renovation project in quiet location with nice view. Solid but to be renovated house in quiet street on a plot of 15are05ca. Built in 1968.**

Ground floor: entrance hall, 22m<sup>2</sup> living room, kitchen, hallway, 3 bedrooms (13,4m<sup>2</sup> + 14m<sup>2</sup> + 9m<sup>2</sup>), bathroom, separate toilet and garage.

Floor 1: attic of 50m<sup>2</sup> (possibly to convert).

Basement: heating cellar and storage room.

Outside space: stable / outbuilding / workshop of 85m<sup>2</sup>, enclosed garden with nice view of nature reserve.

Very quiet location. Bus at 450m, center Huldenberg and its amenities at 1.5km.

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## FINANCIAL

Price: € 380.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 1.227,00

Indexed land registry income: € 2.670,00

Land tax: € 955,00

## BUILDING

Habitable surface: 170,00 m<sup>2</sup>

Fronts: 4

Construction year: 1968

State: To be renovated

Orientation rear: East

## COMFORT

Furnished: No

## ENERGY

EPC score: 598

EPC code: 20250219-0003534133-RES-1

EPC class: F

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Oil (centr. heat.)

Heating: Individual

## LOCATION

School nearby: 1.500m

Shops nearby: 1.500m

Public transport nearby: 450m

Sport center nearby: 1.500m

## TERRAIN

Ground area: 1.505,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

Entrance hall: Yes

Living room: 22,00 m<sup>2</sup>

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

Nighthall: 4,00 m<sup>2</sup>

Bedroom 1: 14,00 m<sup>2</sup>

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

Bedroom 3: 9,00 m<sup>2</sup>

Bathroom 1: 5,00 m<sup>2</sup>

Bathroom type: Bath

Toilets: 1

Laundry: 11,00 m<sup>2</sup>

Cellar: 15,00 m<sup>2</sup>

Attic: 56,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Cable TV: Yes

Sewage: 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:  D

Water-sensitive open space area: No

Summons: No

Servitude: No

## PARKING

Garage: 1

Parkings outside: 4