



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Wolfshaegen 173, 3040 Huldenberg

€ 470.000

Ref. 6694844



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

Surf. Living: 227m²
Surf. Plot: 685m²
Surf. terrace: 40m²
Neighbourhood: quiet

PEB/EPB: 365kwh/m²/j

DESCRIPTION

Renovated farmhouse with lots of character on a plot of 6are85ca in Neerijse. Renovated and converted in 1990.

Ground floor: entrance, spacious living room of 60m² with dining and sitting area with access to terrace and garden, open plan fully equipped kitchen, storage/laundry room, office, separate toilet, barn/garage of 35m².

Floor 1: mezzanine, night hall, separate toilet, 3 bedrooms (16m² - 15m² - 10m²) equipped bathroom with shower, bathtub and double basin in unit.

Attic space possibly to convert.

Outside space: parking for several cars, enclosed private garden facing south, cozy covered terrace.

Other information: oil-fired underfloor heating, double glazing, huge potential, various possibilities for extension/extra rooms, lots of charm and character, roof renewed in 2008. Convenient location near bus stop, nature reserve and hiking and biking trails.

FINANCIAL

Price: € 470.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 1.122,00

Indexed land registry income: € 2.442,00

Land tax: € 874,00

BUILDING

Habitable surface: 227,00 m²

Fronts: 4

Renovation: 1990

State: New

Number of floors: 2

Type roof: Saddle roof

Orientation rear: South

COMFORT

Furnished: No

Fireplace: Yes

ENERGY

EPC score: 365

LOCATION

Environment: Quiet

TERRAIN

Ground area: 685,00 m²

Garden: Yes

Orientation terrace 1: South

LAYOUT

Entrance hall: Yes

Living room: 60,00 m²

Kitchen: 10,00 m², US fully fitted

Bureau: 11,00 m²

Nighthall: 7,00 m²

Bedroom 1: 16,00 m²

Bedroom 2: 15,00 m²

Bedroom 3: 10,00 m²

Bathroom 1: 4,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 40,00 m²

Laundry: 7,00 m²

Cellar: 4,00 m²

Attic: 30,00 m²

EPC code: 20250324-0003560522-RES-1

EPC class: D

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Floor heating

Heating: Individual

Oil tank: 3.200 L

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Water: Yes

PLANNING

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

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: C

P-score: C

Water-sensitive open space area: No

Summons: No

Servitude: Yes

PARKING

Garage: 1

Parkings outside: 5