



Gemeenteplein 9 , 3040 Huldenberg

**Phone number:** 0494645450

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

## FOR SALE - VILLA

Breembosstraat 15, 3040 Huldenberg

€ 674.000

Ref. 5525344



Number of bedrooms: 3  
Number of bathrooms: 2  
Garages: 1  
Availability: at delivery

Surf. Living: 230m<sup>2</sup>  
Surf. Plot: 1058m<sup>2</sup>  
Surf. terrace: 15m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 10kwh/m<sup>2</sup>/j

## DESCRIPTION

**Very quietly located energy efficient newly built villa near the center of Huldenberg, E-level 30, with solar panels and heat pump.**

Layout street level: spacious entrance hall with stairs to 1st floor, basement of 20m<sup>2</sup>, spacious garage of 39m<sup>2</sup> with automatic door.

Ground floor/garden level: 39m<sup>2</sup> living room with lots of light, open plan fully equipped kitchen with access to terrace, spacious storage/laundry room, separate toilet with basin.

Floor 1: night hall with separate toilet, bedroom 1 (13m<sup>2</sup>) with dressing room and ensuite bathroom, bedroom 2 (10m<sup>2</sup>), bedroom 3 (10m<sup>2</sup>), shower room.

Outside space: terrace, pleasant garden, driveway and parking in front of the house. Walking distance to center and all its amenities.

Other information: rainwater recovery, solar panels, heat pump, underfloor heating, ventilation system type D, sale at 6% VAT possible under conditions, further info, plans and details available in our office.

---

## FINANCIAL

Price: € 674.000,00

VAT applied: Yes

Available: At delivery

## BUILDING

Habitable surface: 230,00 m<sup>2</sup>

Fronts: 4

State: New development

Type roof: Flat roof

Orientation rear: East

## COMFORT

Furnished: No

## ENERGY

EPC score: 10

EPC class: A

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Hot air pump

## LOCATION

Environment: Quiet

## TERRAIN

Ground area: 1.058,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: South

## LAYOUT

Entrance hall: Yes

Living room: 39,00 m<sup>2</sup>

Kitchen: 20,00 m<sup>2</sup>

Bureau: 5,70 m<sup>2</sup>

Nighthall: 5,00 m<sup>2</sup>

Bedroom 1: 13,00 m<sup>2</sup>

Bedroom 2: 10,00 m<sup>2</sup>

Bedroom 3: 10,00 m<sup>2</sup>

Dressings: 6,00 m<sup>2</sup>

Bathroom 2 : 4,00 m<sup>2</sup> shower and bath tub

Toilets: 2

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

Laundry: 8,00 m<sup>2</sup>

Cellar: 20,00 m<sup>2</sup>

Heating: Individual  
Solar panels: Yes  
Water tank: Yes

## **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: No  
Right of pre-emption: Yes  
Intimation: 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: 2  
Parkings inside: 1