



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - VILLA

Kausdelle 51, 3040 Huldenberg

€ 565.000

Ref. 5962250



Number of bedrooms: 5

Number of bathrooms: 2

Garages: 2

Availability: to be agreed upon

Surf. Living: 300m<sup>2</sup>

Surf. Plot: 595m<sup>2</sup>

PEB/EPB: 226kwh/m<sup>2</sup>/j

## DESCRIPTION

**Very spacious and quietly located villa within walking distance of the center of Huldenberg and all its amenities. Plot of 5A95CA, partially renovated in 2012.**

Ground floor: entrance hall, separate toilet with sink, office/TV-room, spacious L-shaped living room of 72m<sup>2</sup> with wood stove and sliding door to terrace, fitted kitchen, shower room with sauna, storage room, garage/workshop of 50m<sup>2</sup> with automatic gate, 2nd garage/storage room of 27m<sup>2</sup>.

First floor: landing, 3 bedrooms, fitted bathroom, multipurpose room of 33m<sup>2</sup>.

Second floor: bedroom and attic room.

Basement level: storage cellar.

Outdoor space: parking for several cars, garden and terrace.

Other information: more than 300m<sup>2</sup> of living space, enormous potential, recent roof with insulation (2012), recent gas condensing heating system (2019), 15 solar panels with home battery (2021). Very quiet location near the center, nature reserve, schools, shops, public transport, and all other amenities. Flood report: Building G-score: D - Plot P-score: D - Not located in a flood risk zone.

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## FINANCIAL

Price: € 565.000,00

Available: To be agreed upon

Land registry income: € 1.165,00

Indexed land registry income: € 2.437,00

Land tax: € 872,45

## BUILDING

Habitable surface: 300,00 m<sup>2</sup>

Fronts: 4

State: Good state

## COMFORT

Furnished: No

Alarm: Yes

Sauna: Yes

## ENERGY

EPC score: 226

EPC code: 20240409-0003205745-RES-1

EPC class: C

## TERRAIN

Ground area: 595,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

Entrance hall: Yes

Living room: 72,00 m<sup>2</sup>

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

Storage: 9,00 m<sup>2</sup>

Nighthall: Yes

Bedroom 1: 15,00 m<sup>2</sup>

Bedroom 2: 16,00 m<sup>2</sup>

Bedroom 3: 14,00 m<sup>2</sup>

Bedroom 4: 16,00 m<sup>2</sup>

Bathroom 1: 10,00 m<sup>2</sup>

Bathroom type: Bath

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

Toilets: 2

Laundry: Yes

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



Attic: Yes

Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, not conform  
Heating type: Gas (centr. heat.)  
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: No  
Parcelling permission: No  
Right of pre-emption: Yes  
Intimation: No - no legal correction or administrative measure imposed  
G-score:  D  
P-score:  D  
Summons: No  
Servitude: No

## PARKING

Garage: 2  
Parkings outside: 3  
Parkings inside: 1