



Plot area 2121 m² | Area 260 m² | 2 Bathroom(s) | 5 Bedroom(s) |

Description

This modern and timeless newbuilt construction, located in the rustic quarter of Loonbeek (Huldenberg), offers a unique opportunity for those looking for an energy-efficient and luxurious home in a green setting between Leuven and Brussels. The house comprises five bedrooms and two bathrooms, and was fully completed with all contemporary modern comforts, including underfloor heating, a heat pump and solar panels, resulting in an exceptionally low E-level < 20 - (EPC A+). Possibility to purchase under reduced rate of 6% VAT for demolition & reconstruction instead of 21% VAT (subject to conditions).

<i>General</i>	
Habitable surface	260 m²
Surface area of land	2121 m²
Parkings (outside)	2
Floor(s)	3
Floor	1
EPC category	A+
Year of construction	2025
State	New construction

<i>Comfort</i>	
Bedroom(s)	5
Bathroom(s)	2
Heating	Heat pump
Glazing	Double
Electricity certificate	Yes, conform
Orientation terrace	East

<i>Urban planning information</i>	
Building permit	Yes
Summons and recovery claim	Not yet requested
Urban development destination	Residential
Pre-emption right	Requested
Subdivision permit	Yes
Flood-prone area	Niet gelegen in een overstromingsgevoelig gebied
G-score:	In application
P-score:	In application

<i>Financial</i>	
Price	€ 785.000



