



Plot area 671 m² | Area 200 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) with a total price : 791,700 euros (including 12% registration fees & 6% VAT).

<i>General</i>		<i>Comfort</i>	
Habitable surface	200 m ²	Bedroom(s)	5
Surface area of land	671 m ²	Bathroom(s)	2
Parkings (outside)	2	Heating	Heat pump
Floor(s)	3	Glazing	Double
Floor	1	Electricity certificate	Yes, conform
EPC category	A+		
Year of construction	2025		
State	New construction		

Urban planning information

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

Financial

Price	€ 735.000
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