



Connect

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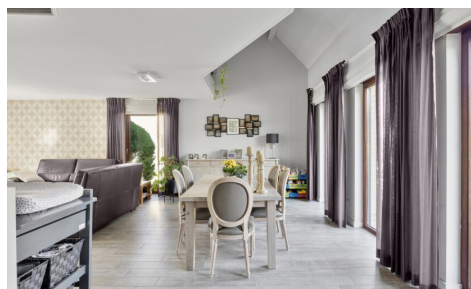
E-mail: office@connect-immo.be

FOR SALE - VILLA

Struisellaan 35, 3150 Haacht

€ 610.000

Ref. 6780941



Number of bedrooms: 6
Number of bathrooms: 2
Garages: 1

Surf. Living: 251m²
Surf. Plot: 830m²
Neighbourhood: open place

PEB/EPB: 94kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 610.000,00
VAT applied: No
Available date: 01 December 2025
Land registry income: € 1.561,00

BUILDING

Habitable surface: 251,00 m²
Fronts: 4
Construction year: 1995
State: Very good state
Floor: 2
Type roof: Saddle roof
Orientation rear: South-west

COMFORT

Furnished: No
Elevator: No

ENERGY

EPC score: 94
EPC code: 20250406-0003571512-RES-1
EPC class: A
Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Oil (centr. heat.)
Heating: Individual
Water tank: Yes

LOCATION

Environment: Open place, Free sight

TERRAIN

Ground area: 830,00 m²
Garden: Yes
Orientation terrace 1: South-west

LAYOUT

Kitchen: Yes, hyper equipped
Bureau: Yes
Bathroom type: All comfort
Toilets: 3
Laundry: Yes
Cellar: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Water: Yes

PLANNING

Destination: Rural residential area
Building permission: Not disclosed
Parcelling permission: Yes
Right of pre-emption: No
Asbestos inventory certificate creation date:
14/05/2025
Intimation: No
Flooding area: Not located in flood area
G-score: 🏠 D
P-score: 🧑 D
Water-sensitive open space area: No
Summons: No
Servitude: No

PARKING

Garage: 1

Parkings outside: 1

Parkings inside: 1