



Connect

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## FOR SALE - VILLA

Struisellaan 35, 3150 Haacht

€ 610.000

Ref. 6780941



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

Surf. Living: 251m<sup>2</sup>  
Surf. Plot: 830m<sup>2</sup>  
Neighbourhood: open place

PEB/EPB: 94kwh/m<sup>2</sup>/j

# DESCRIPTION

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## 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  
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

