



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

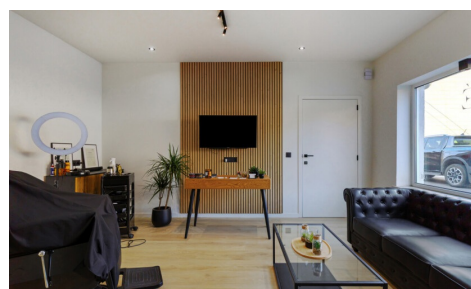
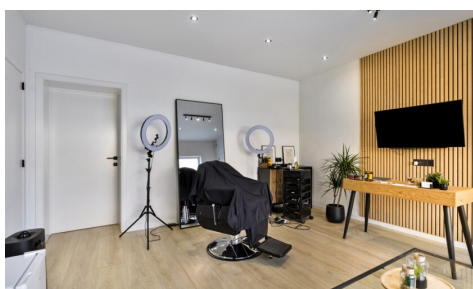
E-mail: david@kdcimmo.be

FOR SALE - MULTI-PURPOSE BUILDING

Dorpsstraat 25, 3040 Huldenberg

€ 415.000

Ref. 6697546



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: to be agreed upon

Surf. Living: 186m²
Surf. Plot: 295m²
Surf. terrace: 40m²

PEB/EPB: 334kwh/m²/j

DESCRIPTION

Well located commercial house/revenue property with garden and terrace in the village center of Neerijse. Renovated in 2020. 2are95ca.

Ground floor (currently rented to hairdressing salon): entrance/waiting room, practice room (currently hairdressing salon) of 21m², room 2/office of 12m², kitchenette 8m², separate toilet with sink, garage/storage room with automatic door 12m².

Floor 1 (duplex apartment): hall, laundry room, separate toilet, 31m² living room with open plan equipped kitchen (fridge, oven, hob and freezer), bedroom 1 (16m²), bedroom 2 with built-in wardrobe (12m²), bathroom with shower in bath and basin in unit, mezzanine/office, bedroom 3 (12m²).

Basement and attic.

Outside space: spacious terrace and private south facing garden.

Other info: ground floor currently rented. Double glazing, water softener. Separate meters for gas, water and electricity for both units. 2 recent boilers. Ideal as an investment.

FINANCIAL

Price: € 415.000,00

Available: To be agreed upon

Land registry income: € 1.006,00

Indexed land registry income: € 2.189,00

Land tax: € 783,00

Liberal profession possible: Yes (45,00 m²)

BUILDING

Habitable surface: 186,00 m²

Fronts: 2

Construction year: 1957

Renovation: 2020

State: Good state

Orientation rear: South-east

COMFORT

Furnished: No

ENERGY

EPC score: 334

EPC code: 20220712-0002639527-RES-1

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

TERRAIN

Ground area: 295,00 m²

Garden: Yes

Orientation terrace 1: South-east

LAYOUT

Entrance hall: 7,00 m²

Living room: 31,00 m²

Kitchen: Yes, US hyper equipped

Bureau: 11,00 m²

Nighthall: 3,00 m²

Bedroom 1: 16,00 m²

Bedroom 2: 12,00 m²

Bedroom 3: 13,00 m²

Bathroom 1: 6,00 m²

Bathroom type: Shower in bath

Toilets: 2

Terrace: 40,00 m²

EPC class: D
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)
Heating: Individual

Laundry: 1,00 m²
Cellar: 12,00 m²
Attic: Yes

TECHNICS

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

PLANNING

Destination: Rural residential area
Building permission: Yes
Parcelling permission: No
Right of pre-emption: Yes
Asbestos inventory certificate: Yes
Intimation: No - no legal correction or administrative measure imposed
Flooding area: Not located in flood area
G-score: A
P-score: A
Water-sensitive open space area: No
Summons: No
Servitude: No

PARKING

Garage: 1
Parkings inside: Yes