



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - APARTMENT WITH GARDEN

Dorpsstraat 25, 3040 Huldenberg

€ 395.000

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 duplex apartment with garden in the center of Neerijse

Renovated in 2020 – Move-in ready – Ideal as an investment

Located on a 2a95ca plot in the heart of Neerijse village, this move-in ready commercial property/investment opportunity features a south-facing garden and terrace. The building includes a rented commercial space on the ground floor and a spacious duplex apartment on the upper level.

Ground floor (currently rented to a hair salon):

Entrance/waiting area

Treatment room (approx. 21 m²)

Office/room 2 (approx. 12 m²)

Kitchenette (8 m²)

Separate toilet with washbasin

Garage or storage area with automatic gate (12 m²)

First floor – Duplex apartment:

Entrance hall

Laundry room and separate toilet

Bright living space (approx. 31 m²) with open-plan fitted kitchen (fridge, oven, stove, freezer)

Bedroom 1 (16 m²)

Bedroom 2 (12 m²) with built-in wardrobe

Bathroom with shower-in-bath and vanity unit

Mezzanine/office

Bedroom 3 (12 m²)

Extras:

Cellar and attic available

Spacious south-facing terrace and private garden

Double glazing and water softener

Separate meters for gas, water and electricity

Two recent heating systems

Investment property with potential – perfect for those looking to combine living and investing, or for rental purposes.

FINANCIAL

Price: € 395.000,00

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

BUILDING

Habitable surface: 186,00 m²

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

TERRAIN

Ground area: 295,00 m²

Garden: Yes

Orientation terrace 1: South-east

Fronts: 2

Construction year: 1957

Renovation: 2020

State: Good state

COMFORT

Furnished: No

ENERGY

EPC score: 334

EPC code: 20220712-0002639527-RES-1

EPC class: D

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

LAYOUT

Entrance hall: Yes

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

Laundry: Yes

Cellar: Yes

TECHNICS

Electricity: Yes

Phone cables: 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