Gemeenteplein 9 , 3040 Huldenberg
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€ 198.000

For sale - Commercial groundfloor

Dorpstraat 497, 3061 Leefdaal

Ref. 5311141

Availability: tbd with the owner

Surf. Living: 100m²
Surf. Plot: 100m²

PEB/EPB: 212kwh/m²/j

Description

Ground floor of an apartment building, currently fitted out as a**commercial space**/**ground-floor retail unit**, located in the centre of Leefdaal, recent building, wide 9-metre shopfront, 100 m² of floor space.

Commercial space with partly parquet flooring and partly epoxy flooring, separate toilet with washbasin, built-in cupboards and sliding window, open-plan fitted kitchen (dishwasher, oven/microwave, refrigerator).

Other information: separate meters (all consumption is individual), small building, low communal charges, communal garden, gas heating (Buderus), double-glazed aluminium windows, home automation system, lighting, air conditioning, ventilation system, fully ready to move in, quality materials, good location near the village square, public transport, good connections between Brussels and Leuven, close to the E40 motorway entrance and exit.

Ideal as office space or for a liberal profession. Contact us for more information.

Financial

Price: € 198.000,00
Available: Tbd with the owner
Land registry income: € 1.983,00
Indexed land registry income: € 3.667,00
Liberal profession possible: Yes

Location

School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

Building

Terrain

Surface: 100,00 m²
Fronts: 2
Construction year: 2012
State: Very good state
Number of floors: 0
Width showcase: 9,00 m

Comfort

Air conditioning: Yes

Energy

EPC score: 212
EPC class: C
Double glazing: Yes
Windows: Aluminium
Heating type: Gas (centr. heat.)
Heating: Individual

Ground area: 100,00 m²

Layout

Kitchen: 10,00 m², hyper equipped
Toilets: 1

Planning

Building permission: Yes
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: No
Obligation to renovate: No
Summons: No
Servitude: No
Management measures recorded in the register of measures: No