



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

E-mail: david@kdcimmo.be

FOR SALE - EXCEPTIONAL HOUSE

Schaveystraat 10, 3040 Huldenberg

€ 495.000

Ref. 7682767



Number of bedrooms: 8

Number of bathrooms: 2

Garages: 1

Availability: tbd with the owner

Surf. Living: 460m²

Surf. Plot: 541m²

PEB/EPB: 357kwh/m²/j

DESCRIPTION

Schaveystraat 10 + 12 in Neerijse: unique property with enormous potential in the village centre of Neerijse. Imposing building consisting of: main building, spacious garage/workshop and a separate studio (currently rented out). Total of 460 m² usable floor area, gigantic volume. Renovation/finishing needed. Plot of 5a41ca.

Ground floor: entrance hall, 40 m² living room with pellet stove, 10 m² kitchen (to be renewed), bathroom and separate toilet. Spacious garage/workshop for several cars or storage.

First floor: night hall, bedroom 1 (18 m²), bedroom 2 (15 m²), bedroom 3 (possibly bathroom), 40 m² playroom/multipurpose room, bedroom 4 (20 m²), bedroom 5 (18 m²), bedroom 6 (24 m²), provisions already present for additional bathroom, mezzanine.

Second floor: night hall, bedroom 7 (14 m²), bedroom 8 (8 m²), attic space (possibly to be further finished). Spacious garage of 127 m² with extra storage room, ideal for self-employed.

Separate studio/former commercial space of 50 m², currently rented out.

Outdoor space: garden at the back, parking on the left side of the building.

Additional information: electrical installation largely renewed (finishing still needs to be done), new roof and insulation above the garage section, double glazing windows, gas heating, EPC D.

FINANCIAL

Price: € 495.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 1.533,00

Indexed land registry income: € 3.526,00

Land tax: € 1.262,00

Liberal profession possible: Yes

BUILDING

Habitable surface: 460,00 m²

Fronts: 4

Construction year: 1930

State: To be refreshed

Orientation rear: North-west

COMFORT

Furnished: No

ENERGY

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

TERRAIN

Ground area: 541,00 m²

Garden: Yes

LAYOUT

Entrance hall: Yes

Living room: 40,00 m²

Kitchen: 14,00 m², not fitted

Nighthall: 4,00 m²

Bedroom 1: 18,00 m²

Bedroom 2: 15,00 m²

Bedroom 3: 20,00 m²

Bedroom 4: 18,00 m²

Bedroom 5: 24,00 m²

Bedroom 6: 14,00 m²

Bathroom 1: 6,00 m²

EPC score: 357
EPC code: 20260423-0003853628-RES-2
EPC class: D
Isolation: Yes
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)
Heating: Individual
Water tank: Yes

Toilets: 2
Laundry: 8,00 m²
Cellar: No
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: No

PLANNING

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

PARKING

Garage: 1
Parkings outside: 2
Parkings inside: 5