Gemeenteplein 9 , 3040 Huldenberg
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FOR SALE - EXCEPTIONAL HOUSE

€ 449.000

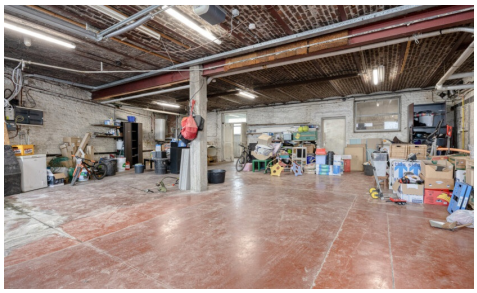
Schaveystraat 10, 3040 Huldenberg

Ref.









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: € 449.000,00
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

EPC score: 357

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
Toilets: 2

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

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 inventary 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
Garage surface area: 127,00 m²
Parkings outside: 2
Parkings inside: 5