



Gemeenteplein 9 , 3040 Huldenberg

**Phone number:** 0494645450

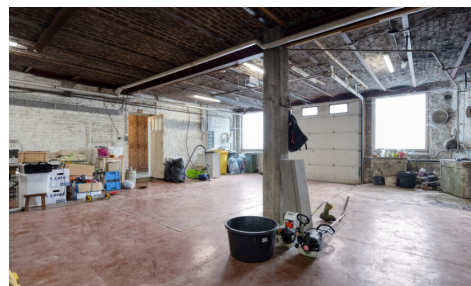
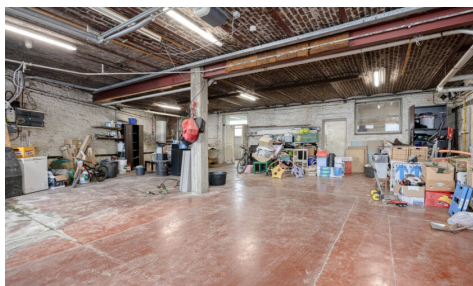
**E-mail:** david@kdcimmo.be

## FOR SALE - EXCEPTIONAL HOUSE

Schaveystraat 10, 3040 Huldenberg

€ 449.000

Ref. 7748022



Number of bedrooms: 8

Number of bathrooms: 2

Garages: 1

Availability: tbd with the owner

Surf. Living: 460m<sup>2</sup>

Surf. Plot: 541m<sup>2</sup>

PEB/EPB: 357kwh/m<sup>2</sup>/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 m<sup>2</sup> usable floor area, gigantic volume. Renovation/finishing needed. Plot of 5a41ca.

Ground floor: entrance hall, 40 m<sup>2</sup> living room with pellet stove, 10 m<sup>2</sup> kitchen (to be renewed), bathroom and separate toilet. Spacious garage/workshop for several cars or storage.

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

Second floor: night hall, bedroom 7 (14 m<sup>2</sup>), bedroom 8 (8 m<sup>2</sup>), attic space (possibly to be further finished). Spacious garage of 127 m<sup>2</sup> with extra storage room, ideal for self-employed.

Separate studio/former commercial space of 50 m<sup>2</sup>, 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 m<sup>2</sup>

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 m<sup>2</sup>

Garden: Yes

## LAYOUT

Entrance hall: Yes

Living room: 40,00 m<sup>2</sup>

Kitchen: 14,00 m<sup>2</sup>, not fitted

Nighthall: 4,00 m<sup>2</sup>

Bedroom 1: 18,00 m<sup>2</sup>

Bedroom 2: 15,00 m<sup>2</sup>

Bedroom 3: 20,00 m<sup>2</sup>

Bedroom 4: 18,00 m<sup>2</sup>

Bedroom 5: 24,00 m<sup>2</sup>

Bedroom 6: 14,00 m<sup>2</sup>

Bathroom 1: 6,00 m<sup>2</sup>

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