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FOR SALE - EXCEPTIONAL HOUSE

€ 595.000

Bergstraat 40, 3078 Meerbeek

Ref.

Number of bedrooms: 3
Number of bathrooms: 2
Garages: 3
Availability: tbd with the owner

Surf. Plot: 1452m²

PEB/EPB: 715kwh/m²/j

DESCRIPTION

UNIQUE PROPERTY WITH HOUSE AND 480 M² OF WAREHOUSES, GARAGES AND STORAGE SPACE ON A 1,452 M² PLOT IN MEERBEEK (KORTENBERG)

Looking for a home with exceptional storage facilities, workspace or room for your activities?Then this property offers an interesting opportunity!

Situated in a quiet and convenient location in Meerbeek (Kortenberg), this semi-detached house comes with several warehouses, garages and outbuildings, providing no less than **480 m² of covered storage and workspace**, complemented by an additional 60 m² attic space. The entire property is situated on a spacious **1,452 m² plot** and offers numerous possibilities for those wishing to combine residential living with storage.

House layout: entrance hall, separate toilet, 30 m² living room with fitted open-plan kitchen, three bedrooms, bathroom, storage room and a spacious attic yet to be converted.

Warehouses and outbuildings:
Warehouse 1: 340 m²
Warehouse 2: 80 m²
Three garages: 60 m² in total
Additional attic space: 60 m²
Outdoor space: ample parking facilities on the property and a garden at the rear.

Additional information: the house requires renovation, is heated by oil and has a non-compliant electrical installation.

A property with enormous potential, ideal for those who need plenty of space, storage facilities or a combination of living and business activities, subject to the necessary planning permissions.

Contact us for more information or to arrange a viewing!

FINANCIAL

Price: € 595.000,00
Available: Tbd with the owner
Land registry income: € 973,00
Indexed land registry income: € 2.238,00
Land tax: € 772,00
Liberal profession possible: Yes

BUILDING

Fronts: 3
Construction year: 1900
State: To be renovated
Orientation rear: West

COMFORT

Fireplace: Yes
Air conditioning: Yes

TERRAIN

Ground area: 1.452,00 m²
Garden: Yes
Orientation terrace 1: West

LAYOUT

Living room: 38,00 m²
Kitchen: 4,00 m², semi fitted
Veranda: Yes
Bedroom 1: 12,00 m²
Bedroom 2: 13,00 m²
Bedroom 3: 14,00 m²
Bathroom 1: 5,00 m²
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 4
Laundry: 12,00 m²

ENERGY

EPC score: 715
EPC code: 20260930-0003964755-RES-1
EPC class: F
Double glazing: Yes
Windows: Aluminium
Electricity certificate: Yes, not conform
Heating type: Oil (centr. heat.)
Heating: Individual

Cellar: 20,00 m²
Attic: 117,00 m²

TECHNICS

Electricity: Yes
Cable TV: Yes
Sewage: Yes
Water: Yes

PLANNING

Building permission: Yes
Destination: Not disclosed
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: No
Obligation to renovate: Yes
Asbestos inventary certificate: Yes
G-score: A
P-score: A
Summons: No

PARKING

Garage: 3
Garage surface area: 60,00 m²
Parkings outside: 8
Parkings inside: Yes