



Gemeenteplein 9 , 3040 Huldenberg

**Phone number:** 0494645450

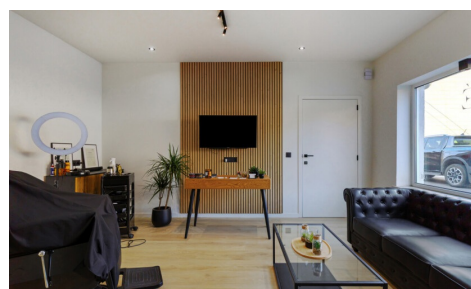
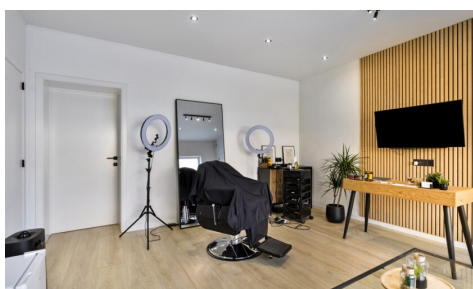
**E-mail:** david@kdcimmo.be

## FOR SALE - HOUSE

Dorpsstraat 25, 3040 Huldenberg

€ 395.000

Ref. 6697546



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: to be agreed upon

Surf. Living: 186m<sup>2</sup>

Surf. Plot: 295m<sup>2</sup>

Surf. terrace: 40m<sup>2</sup>

PEB/EPB: 334kwh/m<sup>2</sup>/j

## DESCRIPTION

**Well located commercial house/revenue property with garden and terrace in the village center of Neerijse. Renovated in 2020. 2are95ca.**

Ground floor (currently rented to hairdressing salon): entrance/waiting room, practice room (currently hairdressing salon) of 21m<sup>2</sup>, room 2/office of 12m<sup>2</sup>, kitchenette 8m<sup>2</sup>, separate toilet with sink, garage/storage room with automatic door 12m<sup>2</sup>.

Floor 1 (duplex apartment): hall, laundry room, separate toilet, 31m<sup>2</sup> living room with open plan equipped kitchen (fridge, oven, hob and freezer), bedroom 1 (16m<sup>2</sup>), bedroom 2 with built-in wardrobe (12m<sup>2</sup>), bathroom with shower in bath and basin in unit, mezzanine/office, bedroom 3 (12m<sup>2</sup>).

Basement and attic.

Outside space: spacious terrace and private south facing garden.

Other info: ground floor currently rented. Double glazing, water softener. Separate meters for gas, water and electricity for both units. 2 recent boilers. Ideal as an investment.

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## FINANCIAL

Price: € 395.000,00

Available: To be agreed upon

Land registry income: € 1.006,00

Indexed land registry income: € 2.189,00

Land tax: € 783,00

Liberal profession possible: Yes (45,00 m<sup>2</sup>)

## BUILDING

Habitable surface: 186,00 m<sup>2</sup>

Fronts: 2

Construction year: 1957

Renovation: 2020

State: Good state

Orientation rear: South-east

## COMFORT

Furnished: No

## ENERGY

EPC score: 334

EPC code: 20220712-0002639527-RES-1

## LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

## TERRAIN

Ground area: 295,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: South-east

## LAYOUT

Entrance hall: 7,00 m<sup>2</sup>

Living room: 31,00 m<sup>2</sup>

Kitchen: Yes, US hyper equipped

Bureau: 11,00 m<sup>2</sup>

Nighthall: 3,00 m<sup>2</sup>

Bedroom 1: 16,00 m<sup>2</sup>

Bedroom 2: 12,00 m<sup>2</sup>

Bedroom 3: 13,00 m<sup>2</sup>

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

Bathroom type: Shower in bath

Toilets: 2

Terrace: 40,00 m<sup>2</sup>

EPC class: D  
Double glazing: Yes  
Windows: Vinyl  
Electricity certificate: Yes, not conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

Laundry: 1,00 m<sup>2</sup>  
Cellar: 12,00 m<sup>2</sup>  
Attic: Yes

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

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

## PARKING

Garage: 1  
Parkings inside: Yes