



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - INDIVIDUAL SHOP

Gemeenteplein 15, 3040 Huldenberg

€ 220.000

Ref. 6554390



Availability: tbd with the owner

Surf. Living: 105m<sup>2</sup>

Surf. terrace: 27m<sup>2</sup>

Neighbourhood: central

## DESCRIPTION

**Well located commercial property on the soon to be renovated Gemeenteplein in the center of Huldenberg. Good visibility with a lot of passing traffic.**

Newly built, casco delivery, finishing can be discussed further, various possibilities in terms of layout/finishing/application. Large front window of 7m wide, lots of light, 105m<sup>2</sup> floor surface, all modern techniques provided in terms of insulation, heat pump, ventilation,... Terrace at the back of 27m<sup>2</sup>. All other amenities in the immediate vicinity.

Contact our office for more information.

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## FINANCIAL

Price: € 220.000,00

VAT applied: Yes

Available: Tbd with the owner

## BUILDING

Surface: 105,00 m<sup>2</sup>

Fronts: 2

Construction year: 2025

Front width: 7,00 m

Orientation facade: South

## ENERGY

Double glazing: Yes

Windows: Aluminium

Heating type: Floor heating

## LOCATION

Environment: Central, countryside

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## TERRAIN

Orientation terrace 1: North

## LAYOUT

Terrace: 27,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Sewage: Yes

Water: Yes

## PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

Water-sensitive open space area: No