



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - MULTI-PURPOSE BUILDING

Koldamstraat 28 B002, 1560 Hoeilaart

€ 195.000

Ref. 7781356



Availability: to be agreed upon

Surf. Living: 70m²

PEB/EPB: 232kwh/m²/j

DESCRIPTION

Commercial space with apartment, ideally located in the centre of Hoeilaart. Within walking distance of shops, public transport, and all daily amenities.

Layout: entrance hall with separate toilet, 23 m² commercial space, kitchen with dining area, bedroom 1 (13 m²), fitted bathroom with a shower-over-bath and one washbasin.

Additional information: EPC rating C, compliant electrical installation, and recent double glazing.

FINANCIAL

Price: € 195.000,00

VAT applied: No

Available: To be agreed upon

Land registry income: € 1.145,00

Land tax: € 1.008,84

BUILDING

Surface: 70,00 m²

Construction year: 1970

State: Good state

ENERGY

EPC score: 232

EPC code: 20260601-0003882131-RES-1

EPC class: C

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, conform

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

LAYOUT

Kitchen: 19,50 m²

Toilets: 1

TECHNICS

Electricity: Yes

PLANNING

Building permission: Yes

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Obligation to renovate: No

Flooding area: Not located in flood area

G-score:  D

P-score:  D

Summons: No

Servitude: No

Management measures recorded in the register of measures: No