

## FOR SALE - MULTI-PURPOSE BUILDING

€ 1.199.000

Vijverstraat 36, 2460 Kasterlee

Ref. 4020 AK



Number of bedrooms: 5  
Number of bathrooms: 3  
Garages: 4  
Availability: at the contract

Surf. Living: 350m<sup>2</sup>  
Surf. Plot: 2967m<sup>2</sup>  
Surf. terrace: 100m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 116kwh/m<sup>2</sup>/j

## DESCRIPTION

A beautifully finished property with warehouses, a caretaker's residence, and a swimming pool in a prime location. This exceptional property near the city center combines living, working, and relaxation on a plot of approximately 3,000 m<sup>2</sup>. The main residence offers approximately 350 m<sup>2</sup> of living space, complemented by a caretaker's residence and storage facilities (approximately 460 m<sup>2</sup>). Additionally, the property boasts a favorable EPC rating of B.

You enter the home through a well-maintained entry hall with access to the various living areas. The luxurious, fully equipped kitchen offers a beautiful view of the terraces and the swimming pool. Adjacent to this is a cozy TV corner. Also on the ground floor, you'll find a spacious office or extra bedroom, a practical laundry room with built-in cabinets, a stylish living area with a fireplace, a luxury bathroom, and an additional multipurpose room.

Upstairs, there are four full-sized bedrooms, three of which have built-in closets, a second bathroom with a sauna, and a spacious multipurpose room.

Outside, you can enjoy a beautifully landscaped garden with a swimming pool, automatic roller shade, and pool house. The side driveway provides easy access to the spacious storage areas, ideal for storage, a workshop, a garage, or independent business activities.

The caretaker's residence is a fully equipped ground-floor unit with its own driveway, porch, living area, kitchen, bedroom, and bathroom.

In short, a unique and versatile property in a prime location with unparalleled potential. Contact CENTURY 21 Echo Vastgoed at 014 48 12 21.

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## FINANCIAL

Price: € 1.199.000,00

VAT applied: No

Available: At the contract

Land registry income: € 3.473,00

Liberal profession possible: Yes (460,00 m<sup>2</sup>)

## BUILDING

Habitable surface: 350,00 m<sup>2</sup>

Fronts: 4

Construction year: 1990

Renovation: 2022

State: Good state

Number of floors: 1

Front width: 23,00 m

Orientation rear: South-west

## COMFORT

Furnished: No

Handicap friendly: No

Alarm: Yes

Elevator: No

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 2.967,00 m<sup>2</sup>

Width at the street: 35,00 m

Garden: Yes (1.000,00 m<sup>2</sup>)

Orientation terrace 1: South-west

## LAYOUT

Living room: 75,00 m<sup>2</sup>

Kitchen: 44,00 m<sup>2</sup>, US hyper equipped

Bureau: 33,00 m<sup>2</sup>

Veranda: No

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

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

Bedroom 3: 22,00 m<sup>2</sup>

Bedroom 4: 30,00 m<sup>2</sup>

Blinds: No  
Air conditioning: Yes  
Pool: Yes

## **ENERGY**

EPC score: 116  
EPC code: 20251201-000374115-RES-1  
EPC class: B  
Double glazing: Yes, thermic isol.  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual  
Water tank: No

Bathroom type: All comfort  
Shower rooms: 3  
Toilets: 3  
Terrace: 100,00 m<sup>2</sup>  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

## **TECHNICS**

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

## **PLANNING**

Destination: Mixed living area  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Obligation to renovate: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
08/12/2025  
Intimation: Yes - negotiated settlement  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: Yes  
Management measures recorded in the register of  
measures: Yes

## **PARKING**

Garage: 4  
Parkings outside: 5  
Parkings inside: Yes