CENTURY 21
Echo Vastgoed

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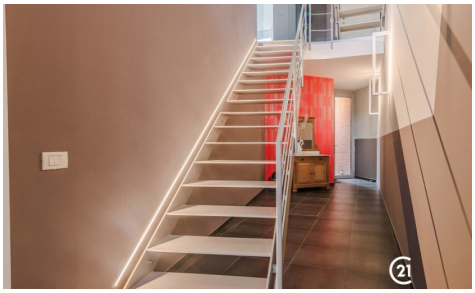
FOR SALE - MULTI-PURPOSE BUILDING

€ 799.000

Dorp 22 B101, 2310

Ref. 4023









Availability: at the contract

Surf. Living: 368m²
Neighbourhood: commercial environment

PEB/EPB: 129kwh/m²/j

DESCRIPTION

Ready-to-move-in commercial property with spacious living quarters and a lovely garden in the centre of Rijkevorsel

This versatile, well-maintained and ready-to-move-in property offers an excellent combination of commercial space on the ground floor and spacious, comfortable living quarters. Thanks to its central location in Rijkevorsel, you can enjoy both commercial visibility and a pleasant living environment. Furthermore, it is an energy-efficient and well-insulated property, finished with an eye for detail and quality.

The commercial space is located on the ground floor, currently set up as a newsagent's, but perfectly suited to various commercial activities. The shop has a front entrance on the street side, ensuring smooth and professional access for customers, and an internal connection to the residential area.

There are also two practical storage rooms and a separate toilet, making the property functional for everyday use. Through the other entrance, you can access both the landscaped garden and the entrance hall of the residence, providing extra flexibility and convenience.

The residence is accessed via a private entrance door and opens into the entrance hall with a staircase. From this entrance hall, you also have access to the lovely garden.

On the ground floor is the living area, featuring a guest toilet, a modern and immaculately finished kitchen with an adjoining utility room, and a spacious living room with ample space for a seating area, dining area and desk. Adjacent to this is a pleasant sun terrace.

The upper floor comprises three full-sized bedrooms and a luxurious bathroom, equipped with a toilet, shower and bath. In addition, the property features a spacious attic, ideal as extra storage space.

At the rear is a south-facing, beautifully landscaped garden where you can enjoy the greenery in peace, right in the heart of the town centre. The garden also features a practical garden shed with a covered terrace for a lovely lounge set.

This property is a real hidden gem and stands out for its distinctive architecture and well-thought-out layout. It offers numerous possibilities for those wishing to combine living and working, or for investors seeking a property with potential and flexibility. Thanks to the separate entrances and central location, this presents a particularly interesting opportunity.

Looking to sell your property? Find out what your home is worth with a free, no-obligation valuation from CENTURY 21 Echo Vastgoed.

Contact us on ???? +32 (0) 14 48 12 21.

FINANCIAL

Price: € 799.000,00
VAT applied: No
Available: At the contract
Liberal profession possible: Yes

BUILDING

Surface: 368,00 m²
Fronts: 2

LOCATION

Environment: Commercial environment, central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Sport center nearby: Yes

TERRAIN

Orientation terrace 1: South

Construction year: 2010
State: Good state
Number of floors: 2
Main area: 160 m²
Front width: 7,90 m
Orientation facade: North

COMFORT

Handicap friendly: Yes

SPECIFIC AREA

Toilettes M/W: Yes

ENERGY

EPC score: 129
EPC code: 20260327-0003829193-RES-1
EPC class: B
Double glazing: Yes, thermic isol.
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

LAYOUT

Kitchen: Yes
Bureau: Yes
Commercial space: Yes
Toilets: 3

TECHNICS

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

PLANNING

Building permission: Yes, granted
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Not disclosed
Water-sensitive open space area: No
Obligation to renovate: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No