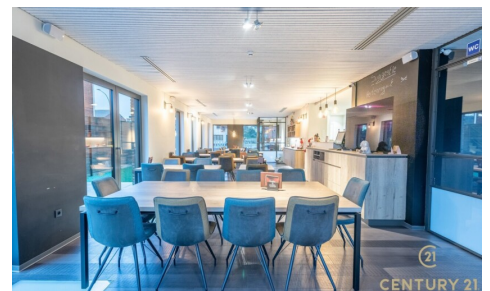


## FOR SALE - MULTI-PURPOSE BUILDING

€ 1.999.999

Provinciebaan 74, 2470 Retie

Ref. 3011 AK



Garages: 1  
Availability: at the contract

Surf. Living: 380m<sup>2</sup>  
Surf. Plot: 1042m<sup>2</sup>  
Surf. terrace: 100m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 244kwh/m<sup>2</sup>/j

## DESCRIPTION

### Unique Real Estate Gem in a Prime Location, Built with High-Quality Materials

Discover this recent and beautifully finished property, constructed exclusively with premium materials, located in a prime spot alongside a major road. This versatile building combines modern functionality, luxurious finishes, and endless possibilities, standing as a true testament to craftsmanship and style.

The ground floor houses a fully equipped and contemporary hospitality venue, meticulously finished with sustainable and aesthetic materials. The interior radiates quality and elegance, with access to a beautifully landscaped rear terrace and a spacious, professionally paved parking area. This perfect blend of elegance and practical comfort ensures a unique guest experience.

A luxurious staircase or modern elevator leads to the basement, a surprisingly spacious and inviting area currently serving as a mini-bowling alley, complete with a stylish bar, various entertainment options, and room to host large groups. This level also features a professional, fully equipped kitchen fitted with top-quality materials and appliances. Thanks to its durable and flexible design, this space can easily be adapted for various activities or concepts.

The property also includes a luxurious duplex apartment with a private entrance. This gem of a residence is accessible via the staircase or elevator and offers a spacious living room where the premium materials and craftsmanship immediately catch the eye. The living room provides stunning views of the surrounding fields and features plenty of built-in storage, a high-end kitchen with an adjacent storage area, and a terrace that serves as a peaceful retreat. The four spacious bedrooms and modern bathroom are finished with the same meticulous attention to detail, offering a luxurious and comfortable living environment. (\* The business will remain open during the sale)

In short, this unique property has it all: a prime location, energy-efficient infrastructure, extensive hospitality facilities, numerous usage possibilities, and a magnificent private residence, all built with only the finest materials. Contact us today to see this exceptional opportunity for yourself – it's a must-see!

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## FINANCIAL

Price: € 1.999.999,00

VAT applied: No

Available: At the contract

Investment property: Yes

## BUILDING

Surface: 380,00 m<sup>2</sup>

Fronts: 4

Construction year: 2018

State: Very good state

Number of floors: 4

Main area: 135 m<sup>2</sup>

Front width: 8,00 m

Type roof: Saddle roof

## COMFORT

Handicap friendly: Yes

Videophone: Yes

## LOCATION

Environment: Central, commercial environment

School nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 1.042,00 m<sup>2</sup>

## LAYOUT

Kitchen: Yes, professional kitchen

Bureau: Yes

Commercial space: Yes

Toilets: 4

Terrace: 100,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

Elevator: Yes  
Security door: Yes  
Air conditioning: Yes  
Pool: No

## **SPECIFIC AREA**

Restaurant: Yes  
Toilettes M/W: Yes

## **ENERGY**

EPC score: 244  
EPC code: 13036-G-  
DBA\_2017052266/EP18129/A001/D01/SD002  
EPC class: C  
Double glazing: Yes, thermic and acoustic isol.  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## **TECHNICS**

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

## **PLANNING**

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No - no legal correction or administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

## **PARKING**

Garage: 1  
Carport: Yes  
Parkings outside: 15  
Parkings inside: 1