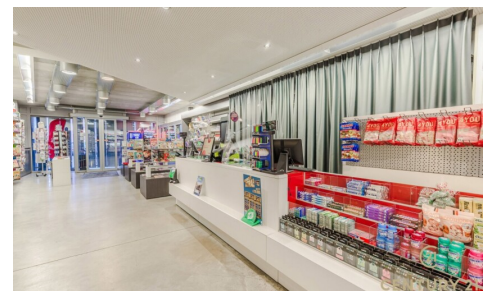


## FOR SALE - MULTI-PURPOSE BUILDING

Dorp 22 B101, 2310 Rijkevorsel

€ 799.000

Ref. 4023 AK



Availability: at the contract

Surf. Living: 368m<sup>2</sup>

PEB/EPB: 129kwh/m<sup>2</sup>/j

Neighbourhood: commercial  
environment

## 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.

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## FINANCIAL

Price: € 799.000,00

VAT applied: No

Available: At the contract

Liberal profession possible: Yes

## LOCATION

Environment: Commercial environment, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## **BUILDING**

Surface: 368,00 m<sup>2</sup>

Fronts: 2

Construction year: 2010

State: Good state

Number of floors: 2

Main area: 160 m<sup>2</sup>

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

## **TERRAIN**

Orientation terrace 1: South

## **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