CENTURY 21
Echo Vastgoed

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# FOR SALE - MULTI-PURPOSE BUILDING

**€ 287.000**

**Steenweg op Gierle 9., 2300**

**Ref. 7862955.**










Number of bedrooms: 2
Number of bathrooms: 1
Garages: 1
Availability: at the contract

Surf. Living: 156m²
Surf. Plot: 130m²
Surf. terrace: 22m²
Neighbourhood: central

PEB/EPB: 197kwh/m²/j

# DESCRIPTION

## LIVE & WORK IN PERFECT HARMONY

**Register today to secure your viewing!**

Are you looking for a property that seamlessly combines living, working and enjoying life? Then this move-in-ready, energy-efficient home is sure to impress. Behind its attractive façade lies a remarkably versatile property where comfort, character and functionality come together beautifully.

One of its greatest assets is the fully separate ground-floor commercial space, complete with its own private entrance and separate toilet. This allows business and private life to remain completely independent, making it ideal for a professional practice, office, boutique or any self-employed entrepreneur. Prefer additional living space? The commercial area can easily be reincorporated into the home, significantly expanding the residential living area and creating countless possibilities.

The bright first-floor living area offers a spacious lounge with an elegant fireplace that creates a warm and welcoming atmosphere. Adjacent is the stylish, fully fitted kitchen, combining quality, timeless design and practicality – the perfect place for cooking and entertaining.

The upper floor features two comfortable bedrooms and a luxurious bathroom with a generous walk-in shower, double washbasin and toilet, creating a refined space dedicated to relaxation and comfort.

The property also boasts a charming Mediterranean-style city garden, offering a private and low-maintenance oasis where you can unwind or entertain family and friends. At the rear, you'll find a garage/hobby room with rear access, ideal for parking, storage or use as a workshop.

Its central location is another major advantage. Situated within walking distance of the central railway station and offering excellent connections to major roads, the property is also close to shops, restaurants, schools and all everyday amenities.

**A truly unique property offering exceptional flexibility, where comfortable living, professional working and relaxed outdoor living come together in a prime location. More than just a home, this is a property that effortlessly adapts to your lifestyle and future ambitions.**

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## FINANCIAL

Price: € 287.000,00
VAT applied: No
Available: At the contract
Land registry income: € 770,00
Liberal profession possible: Yes (40,00 m²)

## BUILDING

Habitable surface: 156,00 m²
Fronts: 2
Construction year: 1956
Renovation: 2018
State: Good state
Number of floors: 2
Front width: 5,20 m
Outhouse: Yes

## LOCATION

Environment: Central, city Center
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Train station nearby: Yes
Sport center nearby: Yes

## TERRAIN

Ground area: 130,00 m²
Width at the street: 5,20 m
Garden: Yes (22,00 m²)

## LAYOUT

Living room: 40,00 m²
Dining room: 10,00 m²

## COMFORT

Furnished: No
Handicap friendly: No
Elevator: No

## SPECIFIC AREA

Shopfloor: Yes

## ENERGY

EPC score: 197
EPC code: 20220928-0002684796-RES-1
EPC class: B
Double glazing: Yes, thermic isol.
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual
Oil tank: 5.400 L

Kitchen: 5,30 m², US hyper equipped
Bedroom 1: 24,60 m²
Bedroom 2: 14,00 m²
Bathroom type: Shower
Shower rooms: 1
Toilets: 2
Terrace: 22,00 m²

## TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: 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
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 12/07/2026
Flooding area: Not located in flood area
G-score: C
P-score: C
Servitude: No

## PARKING

Garage: 1