

FOR SALE - MULTI-PURPOSE BUILDING

Oudelijns 11 B-, 2381 Weelde

On request

Ref. 5436939



Garages: 4

Availability: tbd with the
owner

Surf. Living: 360m²

Surf. Plot: 2459m²

Neighbourhood: countryside

PEB/EPB: 159kwh/m²/j

DESCRIPTION

Welcome to the Oudelijns in Weelde.

Amidst the greenery, is located this licensed multi-purpose warehouse of approx. 360m² with offices, spacious family home and large garages on a plot of approx. 2460m². This hall is licensed and equipped with power current and solar panels.

What you can expect from this opportunity includes an additional workshop where currently private workshops are given, a warehouse with kitchen and sanitary facilities with a villa surrounded by a lovely garden with

natural swimming pond and canopy where you can enjoy the weather.

This very spacious and practical warehouse can be entered through a wide and high gate which facilitates pickups and deliveries. Once entered, there is immediately a reception desk of the current store. This can of course also be used as a reception/cash desk or removed if desired.

The size of the hall can be maximized thanks to the second open floor that can be accessed via the staircase. As downstairs, there is also a very clean and user-friendly floor here, allowing you to easily move your equipment.

In addition to this storage space, there is also an extension with an extra workshop where, during the cold months, workshops can be held for all the creative people among you. There is a guest toilet here for sides as well as 2 spacious garages.

Besides practicing all your creative desires, you can also work from home in the furnished office spaces that you can also give another function at any time.

The courtyard connects the warehouse with the cozy family home.

The bright villa includes entrance hall with guest toilet, spacious living room, semi-open kitchen, 3 spacious bedrooms, toilet, pantry, storage room, bathroom, 2 additional rooms and double garage.

After entering the entrance hall, you gain access to the living room where you can sit cosily by the gas fireplace. The L-shaped room gives a cosy feeling and dining is centrally located between the sitting area and the kitchen. The kitchen is closed off by a counter so you can have an aperitif while food is prepared and keep in touch with your guests, friends and/or family. It is also equipped with an induction cooktop, double sink with Cooker, combination oven, microwave, refrigerator and dishwasher. At the dining table you keep the view of the street, with wide view on the green meadows across the street but, also view of the courtyard and the meadows behind. The porch is a great place to stay at all seasons and if it gets too hot, open the doors. This creates a connecting feeling with the green surroundings.

The bathroom was recently renovated and has a nice walk-in shower, toilet and double sink. The bedrooms are all spacious allowing you to arrange them as you wish.

This property is located in the middle of the greenery of Weelde. The backyard is a great place to be. The sunset and sunrise are always a colorful scene that you can admire thanks to the panoramic view. And for those who have green fingers, you can garden endlessly here. Under the roof, near the swimming pond, you can enjoy your privacy.

This property is located in a beautiful area, just across the border and easily accessible. This is a real outdoor opportunity for any avid hobbyist, creative craftsman or professional.

Details:

- Spacious renovated home
- Solid rear construction
- Licensed outbuilding of approx. 370m²
- Power current
- Solar panels

FINANCIAL

Price: Info at the office

VAT applied: No

LOCATION

Environment: Countryside, commercial environment

Available: Tbd with the owner

BUILDING

Surface: 360,00 m²

Fronts: 4

State: Good state

Main area: 410 m²

Front width: 15,00 m

Type roof: Saddle roof

Orientation facade: North-west

COMFORT

Handicap friendly: No

Alarm: Yes

Elevator: No

Pool: Yes

SECURITY

Access control: Yes

ENERGY

EPC score: 159

EPC code: 20220921-0002680177-RES-1

EPC class: B

Double glazing: Thermic and acoustic isol.

Windows: Wood or pvc

Heating type: Gas

Heating: Individual

TERRAIN

Ground area: 2.459,00 m²

LAYOUT

Kitchen: 22,00 m², hyper equipped

Bureau: Yes

Toilets: 4

Laundry: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Phone syst.: Yes

Sewage: No

Gas: Yes

Water: Yes

PLANNING

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
31/01/2023

Intimation: No - no legal correction or
administrative measure imposed

Flooding area: Not located in flood area

Summons: No

PARKING

Garage: 4

Parkings outside: Yes

Parkings inside: Yes