IMMO DE BRUYCKERE

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FOR SALE - MULTI-PURPOSE BUILDING

€ 359.000

Grand' Route 148, 1620

Ref.









Availability: tbd with the owner

Surf. Living: 212m²
Surf. Plot: 163m²
Neighbourhood: central

DESCRIPTION

Don’t miss this unique opportunity! This versatile property, featuring a commercial ground floor and an apartment above, offers the perfect blend of business and living under one roof.
The ground floor is currently fitted out as a restaurant with an installed kitchen, ideal to start operating quickly or to launch your own concept. On the first floor, there is an apartment with one bedroom. On the second floor, a second bedroom has been arranged. This makes it perfectly suitable for private residential use.

With a total usable floor area of 212 m² (according to the EPC), this property offers countless possibilities: hospitality, catering/food concept, or another commercial activity combined with comfortable living.

Looking for a centrally located property with potential and flexibility? Schedule your visit today and discover how this building can support your plans.

FINANCIAL

Price: € 359.000,00
Available: Tbd with the owner
Land registry income: € 2.112,00

BUILDING

Surface: 212,00 m²
Fronts: 2
Construction year: 1930
State: Good state
Number of floors: 2
Orientation facade: North-east

SPECIFIC AREA

Toilettes M/W: Yes

ENERGY

EPC code: 20250501-0003590860-KNR-1
EPC class: E
Double glazing: Yes
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

LOCATION

Environment: Central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes

TERRAIN

Ground area: 163,00 m²

LAYOUT

Kitchen: 36,00 m², fully fitted
Toilets: 4

TECHNICS

Electricity: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Not disclosed
Destination: Not disclosed
Intimation: No legal correction or administrative measure imposed
Right of pre-emption: Not disclosed
Parcelling permission: Not disclosed
Water-sensitive open space area: No
Obligation to renovate: Yes
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 05/05/2025
G-score: B
P-score: B