



Connect

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## FOR SALE - COMMERCIAL BUILDING

Sint-Truidensesteenweg 673, 3300 Tienen

€ 995.000

Ref. 6357290



Garages: 30

Availability: to be agreed upon

Surf. Living: 3240m<sup>2</sup>

Neighbourhood: commercial environment

PEB/EPB: 342kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 995.000,00  
VAT applied: No  
Available: To be agreed upon  
Land registry income: € 5.372,00  
Liberal profession possible: Yes

### BUILDING

Surface: 3.240,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1986  
State: Good state  
Number of floors: 3

### ENERGY

EPC score: 342  
EPC code: 20240328-0001512758-RES-2  
EPC class: D  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Oil (centr. heat.)  
Heating: Individual

### LOCATION

Environment: Commercial environment  
Shops nearby: Yes

### LAYOUT

Kitchen: Yes, fully fitted

### TECHNICS

Electricity: Yes  
Sewage: Yes  
Water: Yes

### PLANNING

Destination: Rural residential area  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

### PARKING

Garage: 30  
Parkings outside: Yes  
Parkings inside: Yes