



Connect

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## FOR SALE - GROUND FLOOR

Stationsstraat 17 B0002, 2235 Hulshout

€ 259.000

Ref. 5941222



Number of bedrooms: 1  
Number of bathrooms: 1  
Availability: tbd with the tenant

Surf. Living: 95m<sup>2</sup>  
Surf. Plot: 1945m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 103kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 259.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 842,00  
Indexed land registry income: € 1.761,00  
Land tax: € 743,82

## BUILDING

Habitable surface: 95,00 m²  
Fronts: 2  
Construction year: 2012  
State: Very good state  
Number of floors: 3

## COMFORT

Furnished: No  
Parlophone: Yes  
Elevator: No

## ENERGY

EPC score: 103  
EPC code: 20240417-0003217312-RES-1  
EPC class: B  
Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LOCATION

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

## TERRAIN

Ground area: 1.945,00 m²  
Garden: Yes  
Orientation terrace 1: South-east

## LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: Bath  
Toilets: 1  
Laundry: Yes

## TECHNICS

Electricity: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

## PARKING

Parkings outside: 1  
Parkings inside: No