



Connect

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## FOR SALE - RESTAURANT / ROOMS

Ruisbroekstraat 24, 3360 Bierbeek

€ 950.000

Ref. 6329874



Availability: tbd with the owner

Surf. Living: 880m<sup>2</sup>

Surf. Plot: 11649m<sup>2</sup>

Surf. terrace: 100m<sup>2</sup>

Neighbourhood: woods

# DESCRIPTION

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## FINANCIAL

Price: € 950.000,00  
VAT applied: No  
Available: Tbd with the owner  
Land registry income: € 5.153,00

## BUILDING

Surface: 880,00 m²  
Fronts: 4  
Construction year: 1966  
State: Good state

## COMFORT

Handicap friendly: Yes  
Air conditioning: Yes

## SPECIFIC AREA

Restaurant: Yes  
Meeting rooms: 4,00 m²  
Archives: 4,00 m²  
Toilettes M/W: Yes

## ENERGY

EPC code: 20241108-00031683943  
EPC class: X  
Double glazing: Yes  
Heating type: Oil (centr. heat.)  
Heating: Individual

## LOCATION

Environment: Woods, central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes

## TERRAIN

Ground area: 11.649,00 m²

## LAYOUT

Kitchen: 42,00 m², hyper equipped  
Terrace: 100,00 m²

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Water: Yes

## PLANNING

Destination: Rural residential area  
Building permission: Yes  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
G-score: 🏠 D  
P-score: 🧑 D  
Summons: No

## PARKING

Parkings outside: 75