

## For sale - Multi-purpose building

**€ 338.000****Brusselstraat 163, 1700 Dilbeek****Ref. 6613323**

Garages: 1

Surf. Living: 162m<sup>2</sup>

Neighbourhood: Free sight

Glazing type: thermic isol.

## Description

Looking for a versatile and perfectly located space for an office, a liberal profession, or the service sector? This property offers everything a modern business needs. With a smart layout consisting of three individual offices (12 m², 16 m², and 10 m²) and an open workspace, it is the ideal workplace. The presence of a kitchen, a shower, separate men's and women's toilets, two storage rooms, and a garage ensures extra comfort and efficiency. Exclusive use of the garden and driveway to the garage. Parking is not an issue, thanks to five parking spaces that can be purchased separately and expanded with a permit. Additionally, there are two charging stations for electric cars, which can also be rented out to third parties if desired (a system is already in place). With its excellent location near the city center and easy accessibility, this is a unique opportunity for businesses looking to invest in a high-quality and strategically located workspace. Seize this opportunity and discover the possibilities of this exceptional property!

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## Financial

Price: € 338.000,00

Liberal profession possible: Yes

## Building

Surface: 162,00 m²

Number of floors: 2

Orientation rear: South

Orientation facade: North

## Comfort

Furnished: No

Elevator: No

Air conditioning: Yes

## Specific area

Toilettes M/W: Yes

## Energy

EPC total score: 217 kWh/year

EPC code: 20250131-0003515326-KNRI

EPC class: B

EPC co2 emission: 4706

Double glazing: Yes

Glazing type: Thermic isol.

Windows: Aluminium

Heating type: Hot air pump

## Location

Environment: Free sight, commercial environment

School nearby: 550m

Shops nearby: 800m

Public transport nearby: 130m

Sport center nearby: 700m

## Layout

Kitchen: Yes, fully fitted

Shower rooms: 1

Toilets: 2

## Technics

Electricity: Yes

Phone cables: Yes

## Planning

Destination: Mixed living area

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
30/01/2025

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

Ground certificate: Yes

## Parking

Garage: 1

Parkings inside: Yes

