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FOR SALE - INDUSTRIAL BUILDING

€ 1.789.000

Chemin de la givronde 7, 5030

Ref.







Number of bedrooms: 10
Garages: 2
Availability: at the contract

Surf. Living: 230m²
Surf. Plot: 800m²
Neighbourhood: residential area

PEB/EPB: 222kwh/m²/j

DESCRIPTION

Korte beschrijving ENG

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FINANCIAL

Price/m²: € 999,00
VAT applied: No
Construction value: € 2.002,00
VAT building: € 10,00
Value land: € 2.000,00
Registration rights: € 1,00
Available: At the contract
Available date: 25 November 2014
Land registry income: € 1.200,00
Indexed land registry income: € 2.300,00
Costs: € 123,00/month
Charges: € 234,00/m²/year
Rental guarantee: € 888 (23 months)
Transfer of shares: No
Land tax: € 111,00
Investment property: Yes
Liberal profession possible: Yes

BUILDING

Surface: 230,00 m²
Fronts: 4
Construction year: 1999
Renovation: 2015
State: New
Number of floors: 2
Main area: 100 m²
Front width: 34,00 m
Outhouse: Yes
Type roof: Couple roof
Facade front: Glas
Facade rear: Aluminium
Orientation facade: North-east

COMFORT

Furnished: Yes

LOCATION

Environment: Residential area, quiet
School nearby: 6m
Shops nearby: 4m
Public transport nearby: 6m
Highway nearby: 3m
Train station nearby: 6m
City nearby: 6m
Sport center nearby: 6m

TERRAIN

Ground area: 800,00 m²
Ground depth: 33,00 m
Garden: Yes (600,00 m²)

LAYOUT

Kitchen: Yes, fully fitted
Studio: 33,00 m²
Shower rooms: 2
Toilets: 2
Cellar: Yes

TECHNICS

compressed air: Yes (315 V)
Electricity: Yes
Electricity details: 380 V
Phone cables: Yes
Phone syst.: Yes
Cabling system: Yes
Water cleaning installation: Yes
Septic well: Yes
Portance floor: 222,00 T/m²
Sewage: No
Gas: Yes

Handicap friendly: Yes
Concierge: Yes
Alarm: Yes
Smoke detector: Yes
Elevator: Yes
Blinds: Yes
Security door: No
Air conditioning: Yes

SPECIFIC AREA

Toilettes M/W: Yes
Shopfloor: Yes

SECURITY

Access control: Yes

ENERGY

EPC score: 222
EPC co2 emission: 221
Double glazing: Yes, thermic isol.
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Certificate gas burner: Yes
Solar panels: Photovoltaic
Oil tank: 2.109 L

QUAYS

Loading: Loading quay

PLANNING

Building permission: Yes
Destination: Living zone
Intimation: No
Right of pre-emption: Yes
Parcelling permission: Yes
As-built: Yes
As-built certification: Yes
Flooding area: Potential flood area - delimited riverside area
Summons: Yes
Ground certificate: Yes
Eco label: Yes
Servitude: Yes

PARKING

Garage: 2
Parkings outside: 2