

## Renovated home with commercial space in the heart of Boom

**€ 459.000**

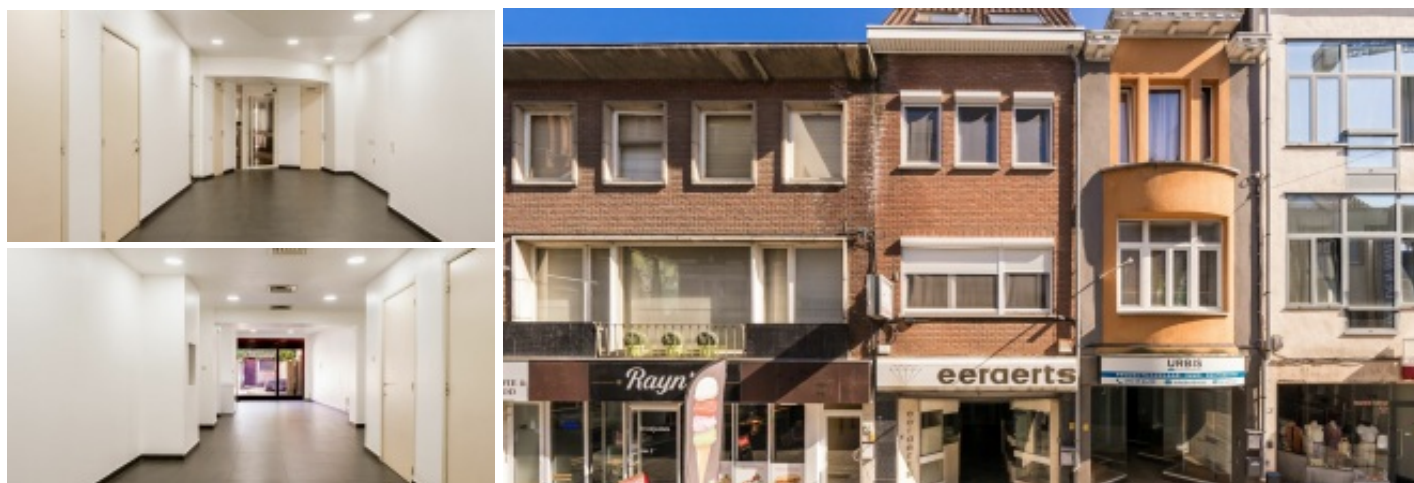
Hoogstraat 22, 2850 Boom



4



250 m<sup>2</sup>



### Renovated home with commercial space in the heart of Boom

Are you looking for a versatile property that perfectly combines living and working? Then this carefully renovated building in the heart of Boom is exactly what you need. Located on the main shopping street, just steps away from the Grote Markt and surrounded by numerous businesses, this property offers a unique opportunity for both entrepreneurs and families.

#### Layout:

**Ground floor:** Upon entering, you are welcomed by a spacious display window that leads to a large retail space, perfect for various commercial purposes. Additionally, there is a guest toilet. At the back of the property, you will find a cozy city garden, an ideal place to relax or welcome clients.  
**First floor:** This floor features a bright hallway with an additional toilet. The spacious living room, bathed in natural light, seamlessly connects to a modern, fully equipped open kitchen. This floor is completed by a sunny southwest-facing terrace, perfect for enjoying long summer evenings.  
**Second floor:** This level houses two comfortable bedrooms and a stylish bathroom, equipped with a double sink, bidet, and a spacious walk-in shower.  
**Third floor:** The top floor offers an additional bedroom that can also serve as a versatile space, ideal for an office, hobby room, or extra sleeping area.

This property, located in a prime location, is move-in ready and offers a unique combination of residential comfort and commercial opportunities.

Contact us today for more information or to schedule a viewing: 0491/15.35.99

## Characteristics

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### GENERAL

Address:	Hoogstraat 22 2850 Boom
Price:	€ 459.000
Habitable surface:	250 m <sup>2</sup>
Number of bedrooms:	4
Number of bathrooms:	1
Construction year:	1958
Cadastral income:	€2508
Availability:	Onact

### LAYOUT

:	40 m <sup>2</sup>
Commercial Space:	60.44 m <sup>2</sup>
Toilet 1:	1.72 m <sup>2</sup>
Garden:	38.19 m <sup>2</sup>
:	12.64 m <sup>2</sup>
:	43.2 m <sup>2</sup>
Toilet 2:	1.4 m <sup>2</sup>
Kitchen:	10.97 m <sup>2</sup>
Terrace:	33.12 m <sup>2</sup>
Night Hall:	8.55 m <sup>2</sup>
Toilet 1:	1.4 m <sup>2</sup>
Bedroom 1:	13.44 m <sup>2</sup>
Bedroom 2:	10.53 m <sup>2</sup>
Bedroom 3:	16.69 m <sup>2</sup>
Bathroom 1:	6.08 m <sup>2</sup>
Bedroom 4:	24.48 m <sup>2</sup>

### COMFORT

Heating:	Individual
Kitchen:	Not communicated
Glazing:	Single and Double
Window frame:	Alu and Wood

### EPC

EPC:	329 kWh/m <sup>2</sup>
EPC level:	D

### ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Not applicable
Summons and recovery claim:	Not applicable
Pre-emption right:	No
Subdivision permit:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area