


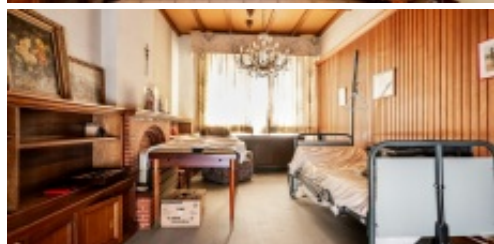
house

€ 549.000

Heffen-dorp 20, 2801 Heffen

 292 m²

 560 m²



Characterful property with unique facade and large volumes for sale in the heart of Heffen

In the charming village of Heffen, you will find this exceptional property with breathtaking facade. The imposing facade is a true eye-catcher and exudes history and character. The stately and authentic design makes this property a unique entity that stands out from all others. A godsend.

Although the property is in need of complete renovation, the spacious volumes inside provide the perfect base to bring your vision to life. The many possibilities make this property suitable for various infills: an impressive residence, an office with charisma, a commercial space or a combination of these functions. Even a charming Bed & Breakfast would do perfect justice here, thanks to the unique facade that immediately enchants visitors.

Location

Heffen is strategically located between the E19 and A12 motorways, providing excellent accessibility. In addition, it is located near the Zenne, in a green and quiet area, ideal for those looking for the combination of tranquility and proximity to major connecting roads. The village is in the process of revitalization, making this property a great investment in a vibrant and growing community.

Features:

Characterful and unique facade that attracts attention Spacious volumes Property with renovation obligations and possibilities Central location between E19 and A12 Located in a lively village near the Zenne

Fancy realizing your dream project in this building with its monumental facade? Be inspired by the charm and possibilities offered by this exceptional building!

Contact us for an appointment: 015 490 900.

Characteristics

house

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560 m²

GENERAL

Address:	Heffen-dorp 20 2801 Heffen
Price:	€ 549.000
Ground area:	292 m ²
Habitable surface:	560 m ²
Cadastral income:	€1033
Availability:	Onact

LAYOUT

Basement:	28.07 m ²
Waiting Room:	10 m ²
Office:	19.3 m ²
:	7.1 m ²
:	6.8 m ²
Toilet 1:	1.02 m ²
Entrance Hall:	2.42 m ²
:	4.7 m ²
:	4.8 m ²
Landing:	22.78 m ²
Washing Space:	12.5 m ²
Atelier:	54.1 m ²
Mezzanine:	30.18 m ²
Passage:	9.9 m ²
:	4.8 m ²
Dining Room:	30 m ²
:	17.13 m ²
Kitchen:	6.21 m ²
:	3.17 m ²
Leisure Room:	48.6 m ²
:	4.66 m ²
Bedroom 1:	15.01 m ²
Bedroom 2:	13.22 m ²
Night Hall:	7.65 m ²
Bathroom 1:	6.75 m ²
:	3.84 m ²
Hobby Room:	91.3 m ²

COMFORT

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

EPC

EPC:	486 kWh/m ²
EPC level:	E

house

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ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Requested
Summons and recovery claim:	Requested
Pre-emption right:	Requested
Subdivision permit:	Requested
Flood-sensitive area:	Not located in a flood-prone area