



# Characterful mansion with commercial space (107m<sup>2</sup>), parking, swimming pool and apartment (200m<sup>2</sup>)!

*Tongersesteenweg 2, 3730 Hoeselt*

# Characterful mansion with commercial space (107m<sup>2</sup>), parking, swimming pool and apartment (200m<sup>2</sup>)!

*This townhouse with commercial space, parking, upstairs apartment and outdoor pool is located in the center of Hoeselt. The property offers a commercial space with an area of 107m<sup>2</sup>, a city garden with swimming pool and a covered outdoor bar. Near the commercial space is also a parking lot provided suitable, for 4 vehicles.*

## DESCRIPTION

The townhouse offers on the ground floor a commercial space of 107m<sup>2</sup> with luxury finishes. To the rear is a room currently used as a sitting area but could be converted into an office or a study. Adjacent is the landscaped garden with swimming pool and covered bar. For the clients of the business premises, there is a car park suitable for 4 cars accessible via L. Lambrechtsstraat.

Floors 1 and 2 are arranged with a flat of 200m<sup>2</sup>. The flat has a private parking space accessible via a separate entrance. Floor 1 comprises a private entrance, a spacious living room with sitting and dining area, a kitchen, a storage room, a toilet and a terrace. The second floor comprises a night hall, 3 bedrooms, a dressing room and a bathroom.

## FINISH

The kitchen on floor 1 is equipped with all appliances including a gas hob, single sink, oven and dishwasher. The bathroom has a walk-in shower, toilet and single sink integrated in the furniture.

The commercial area is fitted with parquet and polished concrete and has high ceilings with recessed spotlights and mouldings.









# Facts & Figures

## Address Details

**address** Tongersesteenweg 2  
3730 Hoeselt

## Financial information

**price excl. cost** € 499.000  
**registration fees apply** yes  
**cadastral income** € 1.352

## Technical information

<b>year of construction</b>	1933	<b>bedrooms</b>	3
<b>year of renovation</b>	2014	<b>bathrooms</b>	1
<b>plot size</b>	332 m <sup>2</sup>	<b>parking spaces</b>	4
<b>habitable living space</b>	307 m <sup>2</sup>		
<b>garden orientation</b>	north west		

**extra** security cameras, fire detection, airconditioning system

**wellness** swimming pool

**g-score** c

**p-score** c

**o-level** class c (small chance under current climate)