



# Ruime opbrengsteigendom (384m<sup>2</sup>) op een perceel van 2.681m<sup>2</sup> in hartje Zutendaal

*Hoogstraat 39, 3690 Zutendaal*

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*This 6-bedroom investment property offers a generous living area of no less than 384 m<sup>2</sup> and is situated on a spacious 2,681 m<sup>2</sup> plot. The property is centrally located in Zutendaal, just a few metres from the town centre and within easy reach of the E314, providing smooth connections to neighbouring municipalities. An attractive opportunity for investors or anyone looking for a property with space and potential. We would be happy to provide you with a tailored return simulation, taking into account rental yield, capital appreciation and financial leverage based on your intended investment horizon. Feel free to contact us on +32 89 73 01 01.*

## LAYOUT

The ground floor comprises a spacious entrance hall with a staircase to the upper floor. The hall features a cloakroom and a guest toilet. There is also a large living room with a wood-burning fireplace, a separate kitchen, a generous dining room and a second living room.

The first floor offers 6 bedrooms, two bathrooms and a separate toilet.

The garden is south-west facing.

## FINISHES

Bathroom 1 is fitted with a shower, a bathtub and a single washbasin integrated into the vanity unit.

Bathroom 2 is fitted with a shower and a single washbasin integrated into the vanity unit.





CHRISTOFFELS



CHRISTOFFELS

# Facts & Figures

## Address Details

**address** Hoogstraat 39  
3690 Zutendaal

## Financial information

**price excl. cost** € 695.000  
**registration fees apply** yes  
**cadastral income** € 1.750

## Technical information

<b>year of construction</b>	1963	<b>bedrooms</b>	6
<b>plot size</b>	2.681 m <sup>2</sup>	<b>bathrooms</b>	2
<b>habitable living space</b>	384 m <sup>2</sup>	<b>heating</b>	cv op gas d.m.v. radiatoren/convectoren
<b>external woodwork</b>	aluminium, enkel glas	<b>epc</b>	395 kwh/m <sup>2</sup>
<b>g-score</b>	a		
<b>p-score</b>	a		
<b>o-level</b>	klasse a (geen kans)		
<b>o-level</b>	niet gelegen in een overstromingsgevoelig gebied		