COMMERCIAL SPACE WITH RESIDENTIAL ACCOMMODATION, TERRACE AND GARDEN

avenue charles quint 286, 1083 Ganshoren

Reference: 4487 | Apartment

€325.000 EPC E



101 m²	1	1	72 m²

Discover this versatile property in Ganshoren, offering the opportunity to combine professional activities and private living in one convenient location. The property is currently fitted out as a hair salon and, subject to the necessary permits, offers various possibilities for self-employed professionals and entrepreneurs.

The ground-floor commercial space measures approximately 39 m² and is fully equipped as a hair salon, with mirrors, workstations and modern lighting.

At the rear is the residential area, comprising a pleasant living room, one bedroom, an equipped kitchen and a bathroom with a walk-in shower. The kitchen features a gas hob, a built-in oven and stylish wooden worktops. A central hallway of approximately 11 m² connects the various rooms.

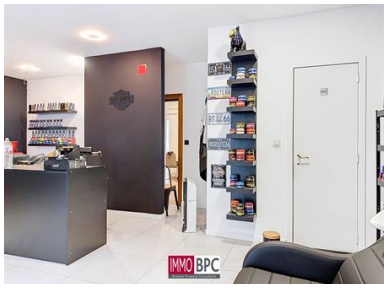
The kitchen provides access to a pleasant terrace and a garden of approximately 72 m², offering greenery, peace and privacy.

Large windows provide plenty of natural light throughout the property. A cellar is also included, and there is the possibility of purchasing a private garage box.

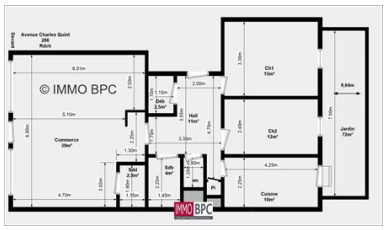
Conveniently located in Ganshoren, close to public transport, shops and other amenities. An excellent opportunity for anyone wishing to combine their professional activity and home in one location.

Pictures



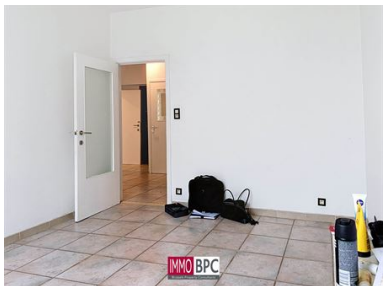














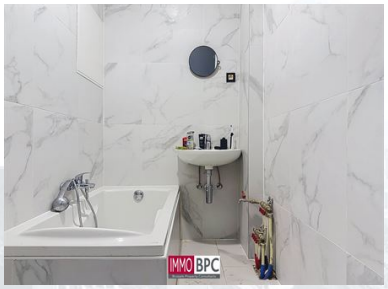






















Details

Financial

Price	€325.000
Available	Onact
Cadastrall income (non-indexed)	€1.308,00
Charges: Syndic, insurance, maintenance common parts	€50,00

Building

Year built	1957
Condition	Renovated
Habitable area	101 m²
Constructed area	110 m²
Total floors	8
Roof type	Flat roof
Garage + logement, Profession libérale + logement	

bérale, Commerce

Ground

Garden	Yes, 72 m², West

Comfort

Interior comfort	Internet

Garage/parking

Garages	1 (Possible) Price: €27.000,00

Interior

Ground

Hall	11 m². Tiles
storage	3 m². Tiles
	39 m². Tiles
	3 m². Shower, Wall tiles, Washbasin. Tiles
	4 m². Bathroom, Wall tiles, Washbasin. Tiles
	10 m². Oven, Sink, Extractor, Fridge, Gas hatch, , , , . Tiles
	15 m². Tiles
	12 m². Tiles
	Tiles
	72 m².

Basement(-1)

Vooraan dubbel veiligheidsglasNieuwe condensatie verwarming met gas + verwarming water

Energy

Heating	Common Central heating on gas
Windows	Double glazing pvc
Electricity certification	Yes, not-conform

Urban

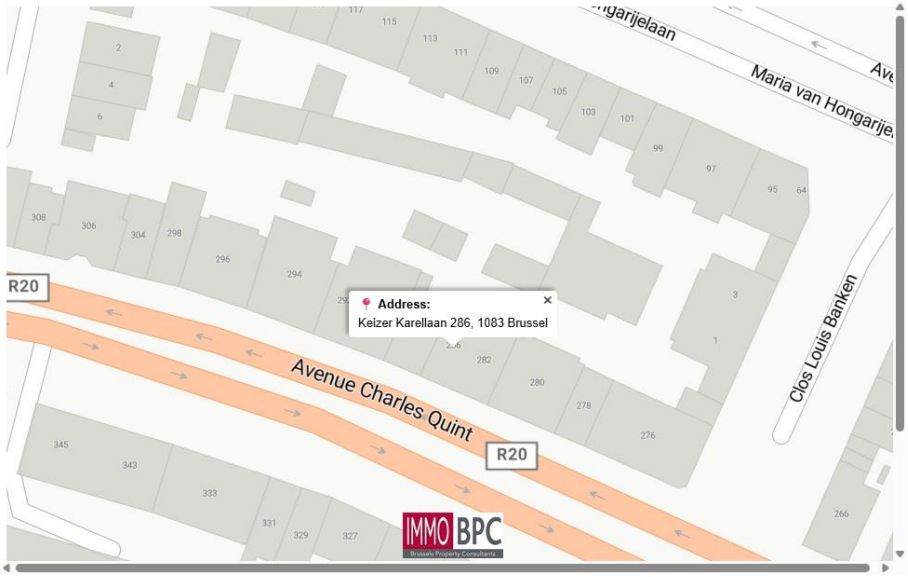
Destination	Requested
Summons	Not applicable
Preemptive Rights	No
Permit	Yes
Allotment permit	No

EPC

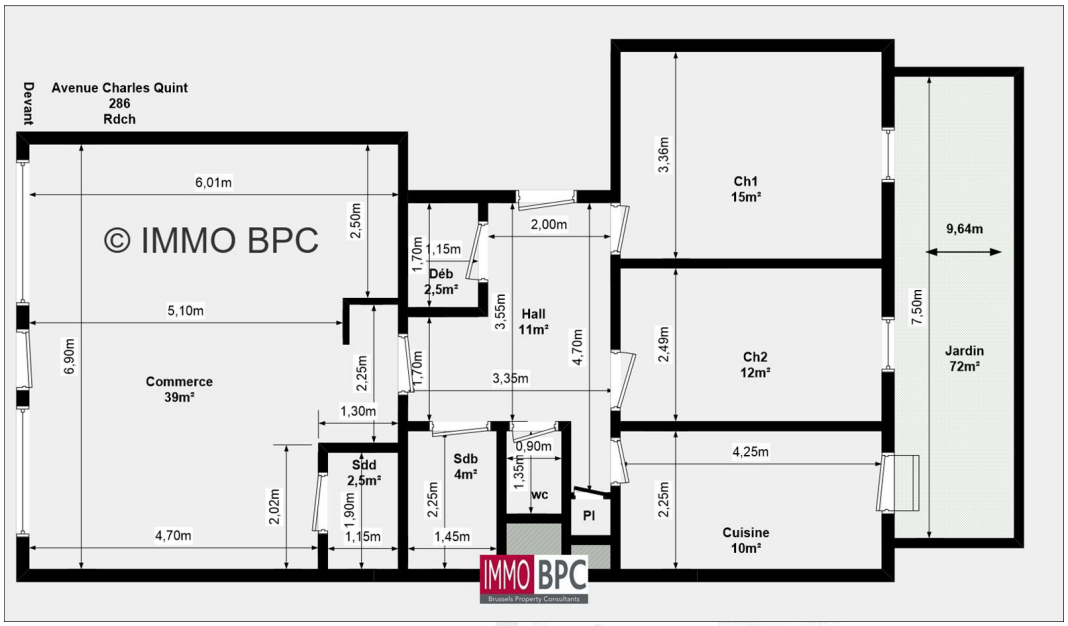
EPC label	

Location and surroundings

Address: avenue charles quint 286, 1083 Ganshoren



Floor plan(s)



Interested in this property?

Your IMMO BPC agents are happy to help you!

Tel: +32 2 420 00 28

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