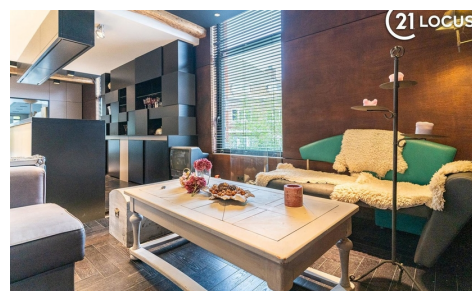


**FOR SALE - RESTAURANT**

**Cauwerburg 127, 9140 Temse**

**€ 990.000**

**Ref. 5928546**



Availability: at the contract

Surf. Living: 462m<sup>2</sup>

PEB/EPB: 200kwh/m<sup>2</sup>/j

Surf. Plot: 455m<sup>2</sup>

Surf. terrace: 57m<sup>2</sup>

Neighbourhood: central

## DESCRIPTION

Welcome to the heart of Temse, where history and modernity come together in this unique offer. Imagine: a former restaurant, steeped in character and charming architecture, now available as your next home or business investment.

This beautiful house, an architectural heritage, invites you to be part of its story. With its historic facade and spacious interior, it offers an unrivaled opportunity to live or work in a location steeped in tradition.

With countless options for liberal professions, from law firms to architectural firms, this space offers an ideal environment for creativity and success. Its central location in Temse, with excellent accessibility and visibility, makes it a sought-after destination for professionals who strive for growth and prestige.

Imagine receiving customers in the elegant ambiance of the former restaurant, now transformed into a stylish reception area. Or enjoy intimate evenings with friends and family in the attractive living areas, steeped in historic charm and modern comfort.

This home not only offers a unique living and working environment, but also an investment in the future. Architectural heritage has lasting appeal and value, making this property not only a home, but also a tangible legacy for generations to come.

Don't miss this rare opportunity to be part of Temse's rich history, while realizing your dreams at the same time. Contact us today and discover how this enchanting home can be your new beginning. There is still an option to purchase 9 parking spaces!!

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## FINANCIAL

Price: € 990.000,00

VAT applied: No

Available: At the contract

Land registry income: € 2.153,00

Liberal profession possible: Yes

## BUILDING

Surface: 462,00 m<sup>2</sup>

Fronts: 4

Construction year: 1900

Renovation: 2010

State: Very good state

Number of floors: 2

Main area: 255 m<sup>2</sup>

Front width: 11,00 m

Orientation facade: North-west

## COMFORT

Handicap friendly: Yes

Elevator: No

## LOCATION

Environment: Central

## TERRAIN

Ground area: 455,00 m<sup>2</sup>

Orientation terrace: South east

## LAYOUT

Kitchen: 70,00 m<sup>2</sup>, professional kitchen

Bathroom type: Shower

Toilets: 6

Terrace: 57,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

## **SPECIFIC AREA**

Restaurant: 150,00 m<sup>2</sup>

Toilettes M/W: Yes (22.86)

## **ENERGY**

EPC score: 200

EPC code: 20240323-0003186923-KNR-1

EPC class: B

Heating type: Condensation

Heating: Individual

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

26/01/2024

Intimation: No - no legal correction or administrative measure imposed

G-score: C

P-score: C

Summons: No

Ground certificate: Yes

Heritage inventorised: Yes

Servitude: No

## **PARKING**

Parkings outside: 9