

Basiliekstraat 58, 1500 Halle

**Phone number:** 02 307 80 70 **E-mail:** hello@claeswillems.be

For sale -House € 889.000

1540 Herne Ref. 6990682









Number of bedrooms: 4 Number of bathrooms: 2

Garages: 2

Surf. Living: 375m<sup>2</sup> Surf. Plot: 3533m<sup>2</sup>

Neighbourhood: industrial

environment

PEB/EPB: 470kwh/m²/j

# **Description**

#### **Financial**

Price: € 889.000,00

Land registry income: € 3.515,00

Servitude: No

## **Building**

Habitable surface: 375,00 m<sup>2</sup>

Fronts: 4

Construction year: 1984
Orientation rear: North-east
Orientation facade: South-west

### **Comfort**

Furnished: No Elevator: No Pool: No

## **Energy**

EPC score: 470 kWh/m²/year

EPC code: 20250508-0003596001-RES-1

EPC class: E

Double glazing: Yes Windows: Aluminium

#### Location

Environment: Industrial environment, countryside

School nearby: 1.900m Shops nearby: 2.400m

Public transport nearby: 300m

Highway nearby: Yes

Sport center nearby: 1.900m

#### **Terrain**

Ground area: 3.533,00 m<sup>2</sup>

Garden: Yes

## Layout

Kitchen: Yes, fully fitted

Bureau: Yes Veranda: Yes

Bathroom type: Shower and bath tub

Shower rooms: 2

Toilets: 3
Laundry: Yes
Cellar: Yes
Attic: Yes

## **Planning**

Destination: Valuable agrarian area of the

landscape

Building permission: Yes Parcelling permission: No Right of pre-emption: No Obligation to renovate: Yes

Asbestos inventary certificate: Yes

Asbestos inventary certificate creation date:

25/05/2025

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A
P-score: & D
Summons: No

# **Parking**

Garage: 2

Parkings outside: 20

Parkings inside: 3