

## For sale - House

€ 449.000

Hoogstraat 12, 9550  
Herzels

Ref. 7544407   




Number of bedrooms: 3  
Number of bathrooms: 2  
Availability: at the contract

Surf. Living: 222m<sup>2</sup>  
Surf. Plot: 210m<sup>2</sup>  
Surf. terrace: 23m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 90kwh/m<sup>2</sup>/j

# Description

This semi-detached house on a plot of 2 ares 10 centiares is within walking distance of the centre of Herzele. Next to the house, there is space for two cars on a 4-metre-wide driveway, with a connection for a charging station. The house (net living area: 182 m<sup>2</sup>, gross living area: 222 m<sup>2</sup>) was fully renovated in 2025. The entire property was stripped back completely. Everything was thoroughly refurbished. Upon entering, you step into a spacious entrance hall with a guest toilet and a storage/laundry room with connections for a washing machine and tumble dryer. The open-plan kitchen and living room overlook the terrace and garden. On the first floor, there is a spacious landing with room for a home office, two very large bedrooms of 19.5 m<sup>2</sup> (the front bedroom has a roller shutter), and a large bathroom with a bathtub and toilet. On the top floor, you will find a second shower room, a technical room with central heating, a type D ventilation system, and an extra-large bedroom of no less than 37 m<sup>2</sup>. The property also features a dry cellar and solar panels.

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## Financial

Price: € 449.000,00  
Available: At the contract  
Land registry income: € 642,00  
Indexed land registry income: € 642,00  
Servitude: No

## Building

Habitable surface: 222,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 1963  
Renovation: 2025  
State: New  
Number of floors: 3  
Type roof: Saddle roof  
Orientation facade: South-east

## Comfort

Furnished: No  
Videophone: Yes  
Elevator: No

## Energy

EPC score: 90 kWh/m<sup>2</sup>/year  
EPC code: 20251218-0003728037-RES-2  
EPC class: A  
Double glazing: Yes  
Windows: Vinyl  
Heating type: Gas (centr. heat.)  
Water tank: Yes

## Location

Environment: Central

## Terrain

Ground area: 210,00 m<sup>2</sup>  
Width at the street: 11,52 m  
Garden: Yes

## Layout

Living room: 40,00 m<sup>2</sup>  
Kitchen: Yes, US hyper equipped  
Bureau: Yes  
Bedroom 1: 19,50 m<sup>2</sup>  
Bedroom 2: 19,50 m<sup>2</sup>  
Bedroom 3: 37,00 m<sup>2</sup>  
Bathroom type: All comfort  
Toilets: 2  
Terrace: 23,00 m<sup>2</sup>  
Laundry: Yes  
Cellar: Yes

## Technics

Electricity: Yes

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No  
Flooding area: Not located in flood area  
G-score: B  
P-score: B

Summons: No

Ground certificate: Yes

## **Parking**

Parkings outside: 2