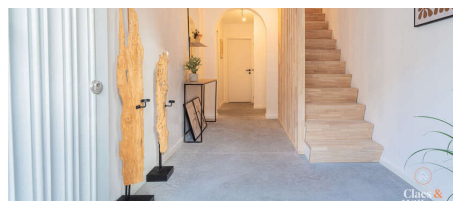


For sale - House

€ 435.000

**Hoogstraat 12, 9550
Herzels**

Ref. 7544407 

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

Surf. Living: 222m²
Surf. Plot: 210m²
Surf. terrace: 23m²
Neighbourhood: central

PEB/EPB: 90kwh/m²/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 m², gross living area: 222 m²) 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 m² (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 m². The property also features a dry cellar and solar panels.

Financial

Price: € 435.000,00

VAT applied: No

Available: At the contract

Land registry income: € 642,00

Indexed land registry income: € 642,00

Servitude: No

Building

Habitable surface: 222,00 m²

Fronts: 3

Construction year: 1963

Renovation: 2025

State: New

Number of floors: 3

Main area: 75 m²

Front width: 7,50 m

Type roof: Saddle roof

Orientation facade: South-east

Comfort

Furnished: No

Videophone: Yes

Elevator: No

Energy

EPC score: 90 kWh/m²/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 m²

Width at the street: 11,52 m

Garden: Yes

Layout

Living room: 40,00 m²

Kitchen: Yes, US hyper equipped

Bureau: Yes

Bedroom 1: 19,50 m²

Bedroom 2: 19,50 m²

Bedroom 3: 37,00 m²

Bathroom type: All comfort

Toilets: 2

Terrace: 23,00 m²

Laundry: Yes

Cellar: Yes

Technics

Electricity: Yes

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Intimation: No

Flooding area: Not located in flood area

G-score: B

P-score: B

Summons: No

Ground certificate: Yes

Parking

Parkings outside: 2