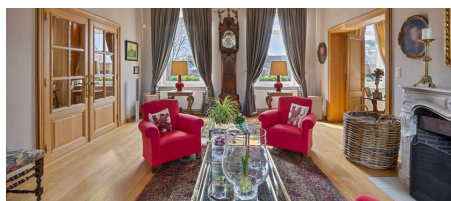
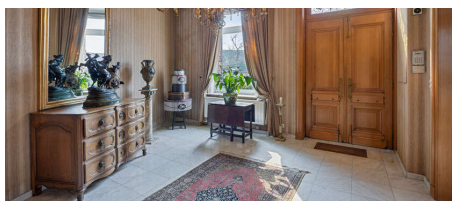


## For sale - Maison de maitre

**1540 Herne****€ 849.000****Ref. 6508028**

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

Surf. Living: 432m<sup>2</sup>  
Surf. Plot: 560m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 433kwh/m<sup>2</sup>/j

# Description

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## Financial

Price: € 849.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.432,00  
Servitude: No  
Liberal profession possible: Yes

## Building

Habitable surface: 432,00 m²  
Fronts: 3  
Construction year: 1899  
State: Good state  
Orientation rear: East  
Orientation facade: West

## Comfort

Alarm: Yes  
Elevator: No  
Pool: No

## Energy

EPC score: 433 kWh/m²/year  
EPC code: 20250217-0003532132-RES-1  
EPC class: E  
Double glazing: Yes

## Location

Environment: Central, near railway station  
School nearby: 260m  
Shops nearby: 4.100m  
Public transport nearby: 190m  
Highway nearby: Yes  
Sport center nearby: 1.100m

## Terrain

Ground area: 560,00 m²  
Garden: Yes

## Layout

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

## Technics

Electricity: Yes

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 27/02/2025  
Intimation: Not disclosed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Ground certificate: Yes