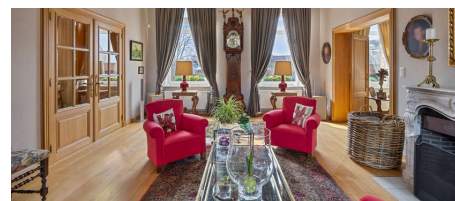
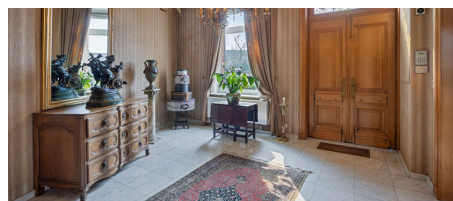


For sale - Multi-purpose building

1540 Herne

€ 849.000**Ref. 7045975**

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

Surf. Living: 432m²
Surf. Plot: 560m²
Neighbourhood: central

PEB/EPB: 433kwh/m²/j

Description

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