

## For sale - Multi-purpose building

1540 Herne

**€ 889.000****Ref. 7226658**

Garages: 2

Surf. Living: 375m<sup>2</sup>Surf. Plot: 3533m<sup>2</sup>Neighbourhood: industrial  
environmentPEB/EPB: 470kwh/m<sup>2</sup>/j

# Description

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## Financial

Price: € 889.000,00  
Land registry income: € 3.515,00  
Servitude: No

## Building

Surface: 375,00 m²  
Construction year: 1984  
Orientation facade: South-west

## Comfort

Elevator: No

## Energy

EPC score: 470 kWh/m²/year  
EPC code: 20250508-0003596001-RES-1  
EPC class: D  
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 m²

## Layout

Kitchen: Yes, fully fitted  
Shower rooms: 2  
Toilets: 3  
Cellar: 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 inventory certificate: Yes  
Asbestos inventory 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