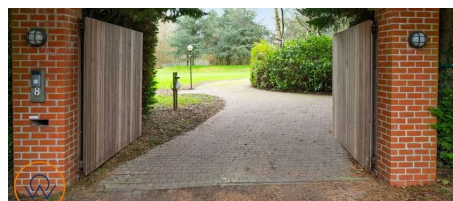


**For sale -  
Villa****Sold****1540 Herne****Ref. 5709234**

Number of bedrooms: 5  
Number of bathrooms: 3  
Garages: 1  
Availability: at the contract

Surf. Living: 359m<sup>2</sup>  
Surf. Plot: 15797m<sup>2</sup>  
Neighbourhood: open place

PEB/EPB: 250kwh/m<sup>2</sup>/j

# Description

Claes and Willems present to you this tastefully furnished villa, located in a fenced private park with a pond spanning 1.5 hectares, equipped with an access gate, surveillance cameras, and an alarm. It has been finished with top-quality materials, including beautiful oak parquet and marble. You enter a spacious authentic entrance hall. The living room, with all-around views of the surrounding park, boasts a very beautiful natural light. The adjacent high-quality kitchen with breakfast nook invites culinary adventures, and the dining area is made super cozy with a stove. There is also a spacious office on the ground floor. Enjoy a lovely view of greenery from every room. There are four spacious bedrooms (14m², 17m², 17m², 20m²) on the first floor, including a bedroom with an ensuite bathroom and dressing room. The second floor offers an additional bedroom (25m²) and possibilities for an extra bathroom. Outside, you can relax in your own 'private park,' complete with a pond, while a garage and spacious driveway provide the necessary convenience. With amenities such as a train station and local shops nearby, this villa offers the best in comfortable and luxurious living. The villa is completely asbestos-safe, and the electrical installation is in compliance. Don't miss this unique opportunity and schedule your visit today! The provided information and specified surface areas are purely indicative and do not entail any legal commitment.

## Financial

Price: € 998.000,00  
VAT applied: No  
Available: At the contract

## Building

Habitable surface: 359,00 m²  
Fronts: 4  
Construction year: 1962  
Renovation: 2022  
State: Very good state  
Type roof: Tent roof  
Orientation rear: South  
Orientation facade: North

## Comfort

Furnished: No  
Alarm: Yes  
Videophone: Yes  
Elevator: No  
Pool: No

## Energy

EPC score: 250 kWh/m²/year  
EPC code: 20230315-0002838698-RES-1  
EPC class: C  
Double glazing: Yes  
Heating type: Gas (centr. heat.)

## Location

Environment: Open place, countryside

## Terrain

Ground area: 15.797,00 m²  
Garden: Yes  
Orientation terrace 1: South

## Layout


Living room: 51,00 m²  
Dining room: 30,00 m²  
Kitchen: 23,00 m², fully fitted  
Bureau: 17,00 m²  
Veranda: Yes  
Bedroom 1: 14,00 m²  
Bedroom 2: 17,00 m²  
Bedroom 3: 17,00 m²  
Bedroom 4: 23,00 m²  
Bedroom 5: 25,00 m²  
Bathroom type: Shower and bath tub  
Toilets: 2  
Laundry: Yes  
Attic: Yes

## Technics

Electricity: Yes  
Phone cables: Yes

## Planning

Destination: Nature reserve

Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: Yes  
Intimation: Not disclosed  
G-score: A  
P-score:  D  
Summons: No

## **Parking**

Garage: 1  
Parkings outside: 3  
Parkings inside: 1