

**For sale -  
Villa****€ 875.000****Patriotsesteenweg 51 c, 1540 Herne****Ref. 7213666**

Number of bedrooms: 4

Surf. Living: 347m<sup>2</sup>PEB/EPB: 232kwh/m<sup>2</sup>/j

Number of bathrooms: 2

Surf. Plot: 5409m<sup>2</sup>

Garages: 2

Availability: at the contract

## Description

This large family home on a 54-are plot in Pajottegem is ideal for those looking to combine living and working under one roof. The dedicated professional or office area with a separate entrance makes this property perfect for self-employed professionals, liberal professions and families seeking a home with professional potential in the Pajottenland region. Its strategic location ensures easy access to shops, schools and public transport. The entrance hall with guest toilet leads to a bright living and dining area with garden views. Adjacent is a separate, fully equipped kitchen with a second dining corner, offering extra comfort for larger households. The first floor features four spacious bedrooms, including a master suite with private bathroom. A second bathroom with bathtub, double sink and shower provides additional convenience. The ground floor includes a fully equipped professional or office space with its own entrance—ideal for home-based professionals, medical or paramedical consultations, administrative activities or any independent practice requiring client or patient access. The property is fully basemented, offering a laundry room, multiple storage areas, a wine cellar and a garage for three cars thanks to two sectional doors. The wide driveway provides additional parking, an important advantage for visitors or clients. Key features House with professional space for sale in Pajottegem Ideal for self-employed professionals, liberal professions and families Large 54-are plot Four bedrooms and two bathrooms Professional or office space with separate entrance Fully basemented property Garage for three cars + wide driveway EPC C – no renovation obligation Electrical installation compliant This property offers outstanding space, flexibility and professional possibilities for anyone seeking a home with office or practice space in Pajottegem

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## Financial

Price: € 875.000,00

VAT applied: No

Available: At the contract

Indexed land registry income: € 2.622,00

Liberal profession possible: Yes (33,20 m<sup>2</sup>)

## Location

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## Building

Habitable surface: 347,00 m<sup>2</sup>

Fronts: 4

Construction year: 1993

## Terrain

Ground area: 5.409,00 m<sup>2</sup>

Garden: Yes

## Comfort

Furnished: No

Alarm: Yes

Elevator: No

Pool: No

## Layout

Kitchen: Yes

Bureau: Yes

Bedroom 1: 19,30 m<sup>2</sup>

Bedroom 2: 18,70 m<sup>2</sup>

Bedroom 3: 13,60 m<sup>2</sup>

Bedroom 4: 25,00 m<sup>2</sup>

Toilets: 2

Laundry: Yes

Cellar: Yes

Attic: Yes

## Energy

EPC score: 232 kWh/m<sup>2</sup>/year

EPC code: 20251201-0003574500-RES2

EPC class: C

Double glazing: Yes

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
19/05/2025  
Intimation: Not disclosed  
G-score: A  
P-score:  D

## Parking

Garage: 2  
Parkings outside: 10  
Parkings inside: 3