



Connect

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## FOR SALE - HOUSE

Ellestraat 11, 3020 Herent

**Sold**

**Ref. 6496687**



Number of bedrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 202m<sup>2</sup>

Surf. Plot: 1480m<sup>2</sup>

Neighbourhood: Free sight

PEB/EPB: 672kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 290.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 609,00  
Indexed land registry income: € 1.325,00  
Land tax: € 631,55

### BUILDING

Habitable surface: 202,00 m²  
Fronts: 3  
State: To be renovated  
Number of floors: 3  
Type roof: Saddle roof

### COMFORT

Furnished: No  
Elevator: No  
Blinds: Yes

### ENERGY

EPC score: 672  
EPC code: 20250117-0003507363-RES-1  
EPC class: F  
Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, not conform  
Heating type: Oil (centr. heat.)  
Heating: Individual

### LOCATION

Environment: Free sight, countryside  
Public transport nearby: Yes

### TERRAIN

Ground area: 1.480,00 m²  
Garden: Yes

### LAYOUT

Kitchen: Yes  
Bathroom type: Shower  
Toilets: 1  
Cellar: Yes  
Attic: Yes

### TECHNICS

Electricity: Yes  
Cable TV: Yes  
Sewage: Yes  
Water: Yes

### PLANNING

Destination: Rural residential area  
Building permission: Not disclosed  
Parcelling permission: No  
Right of pre-emption: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: B  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

### PARKING

Garage: 1  
Parkings outside: 1

Parkings inside: 1