



Connect

Herbert Hooverplein 14 , 3000 Leuven

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## FOR SALE - HOUSE

Ellestraat 9, 3020 Herent

**Sold**

**Ref. 6503418**



Number of bedrooms: 4  
Number of bathrooms: 2  
Garages: 1

Surf. Living: 171m<sup>2</sup>  
Surf. Plot: 4800m<sup>2</sup>  
Neighbourhood: open place

PEB/EPB: 736kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 365.000,00  
VAT applied: No  
Available date: 01 July 2025  
Land registry income: € 356,00

## BUILDING

Habitable surface: 171,00 m<sup>2</sup>  
Fronts: 3  
State: To be renovated  
Number of floors: 3  
Type roof: Saddle roof  
Orientation rear: West

## COMFORT

Furnished: No  
Elevator: No

## ENERGY

EPC score: 736  
EPC code: 20250124-0003512834-RES-1  
EPC class: F  
Windows: Wood  
Heating type: Wood  
Heating: Individual  
Water tank: Yes

## LOCATION

Environment: Open place, countryside  
Public transport nearby: Yes

## TERRAIN

Ground area: 4.800,00 m<sup>2</sup>  
Garden: Yes  
Orientation terrace 1: West

## LAYOUT

Kitchen: Yes, semi fitted  
Bathroom type: Shower  
Toilets: 2  
Laundry: Yes  
Attic: Yes

## TECHNICS

Electricity: 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  
Asbestos inventory certificate creation date:  
23/01/2025  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

## PARKING

Garage: 1

Parkings outside: 2

Parkings inside: 1