



Connect

Herbert Hooverplein 14 , 3000 Leuven

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## FOR SALE - COTTAGE

Worfkes 27, 2230 Herselt

€ 109.000

Ref. 6238313



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 59m<sup>2</sup>

Surf. Plot: 1270m<sup>2</sup>

Surf. terrace: 15m<sup>2</sup>

Neighbourhood: woods

PEB/EPB: 785kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 109.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 260,00

### BUILDING

Habitable surface: 59,00 m²  
Fronts: 4  
Construction year: 1969  
State: Good state  
Number of floors: 1  
Type roof: Flat roof

### COMFORT

Furnished: No  
Elevator: No

### ENERGY

EPC score: 785  
EPC code: 20240919-0002173435-RES-2  
EPC class: F  
Double glazing: Yes  
Windows: Vinyl  
Electricity certificate: Yes, not conform  
Heating type: Pellets  
Heating: Individual

### LOCATION

Environment: Woods, quiet

### TERRAIN

Ground area: 1.270,00 m²  
Garden: Yes



### LAYOUT

Kitchen: Yes, fully fitted  
Bathroom type: Shower  
Toilets: 1  
Terrace: 15,00 m²

### TECHNICS

Electricity: Yes  
Water: Yes

### PLANNING

Destination: Zone for leisure for staying  
Building permission: Not disclosed  
Parcelling permission: Yes  
Right of pre-emption: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 16/09/2024  
Intimation: No  
Flooding area: Potential flood area  
G-score:  D  
P-score:  D  
Summons: No  
Servitude: No

### PARKING

Parkings outside: 2  
Parkings inside: No