



Connect

Herbert Hooverplein 14 , 3000 Leuven

**Phone number:** 016 22 92 28

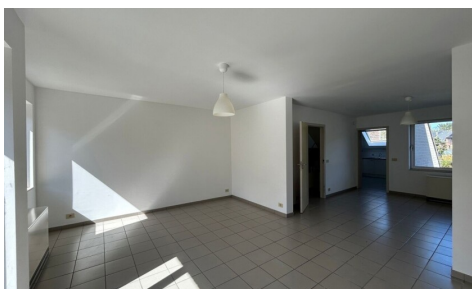
**E-mail:** office@connect-immo.be

## FOR SALE - DUPLEX

Mechelsesteenweg 377 B2, 3020 Herent

€ 375.000

Ref. 5955373



Number of bedrooms: 2  
Number of bathrooms: 1  
Availability: tbd with the tenant

Surf. Living: 109m<sup>2</sup>  
Surf. Plot: 175m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 457kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 375.000,00  
VAT applied: No  
Available: Tbd with the tenant

## BUILDING

Habitable surface: 109,00 m²  
Fronts: 3  
Construction year: 1919  
State: Good state  
Floor: 1  
Number of floors: 2

## COMFORT

Furnished: No  
Elevator: No

## ENERGY

EPC score: 457  
EPC code: 20240416-0003201571-RES-1  
EPC class: E  
Double glazing: Yes  
Heating type: Electrical

## LOCATION

Environment: Central, near railway station  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Ground area: 175,00 m²  
Garden: Yes

## LAYOUT

Kitchen: Yes, fully fitted  
Bathroom type: All comfort

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Sewage: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Obligation to renovate: Yes  
Intimation: No  
Summons: No

## PARKING

Parkings outside: No  
Parkings inside: No