



Connect

Herbert Hooverplein 14 , 3000 Leuven

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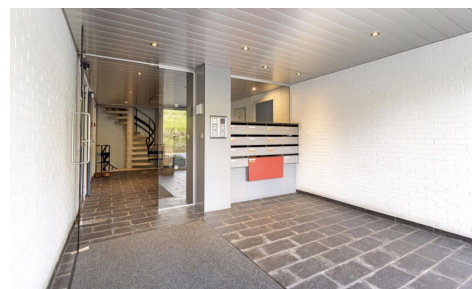
**E-mail:** office@connect-immo.be

## FOR SALE - FLAT

Toverbergstraat 3 B9, 3020 Herent

€ 369.000

Ref. 6375269



Number of bedrooms: 3  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 109m<sup>2</sup>  
Surf. Plot: 5039m<sup>2</sup>  
Surf. terrace: 9m<sup>2</sup>  
Neighbourhood: open place

PEB/EPB: 128kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 369.000,00  
VAT applied: No  
Available: At the contract

## BUILDING

Habitable surface: 109,00 m²  
Fronts: 4  
Construction year: 1973  
State: Very good state  
Number of floors: 6  
Orientation facade: North

## COMFORT

Furnished: No  
Parlophone: Yes  
Elevator: Yes  
Pool: Yes

## ENERGY

EPC score: 128  
EPC code: 20250109-0003501354-RES-1  
EPC class: B  
Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, not conform  
Heating type: Oil (centr. heat.)  
Heating: Collective

## LOCATION

Environment: Open place, countryside  
Public transport nearby: Yes  
Highway nearby: Yes

## TERRAIN

Ground area: 5.039,00 m²  
Garden: Yes  
Orientation terrace 1: South

## LAYOUT

Kitchen: Yes, fully fitted  
Toilets: 1  
Terrace: 9,00 m²  
Cellar: Yes

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Water: Yes

## PLANNING

Destination: Agricultural zone  
Building permission: Yes  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 24/12/2024  
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

Parkings outside: No

Parkings inside: 1