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## FOR SALE - FLAT

Overstraat 76 B1, 3020 Herent

€ 289.000

Ref. 6802651



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 61m<sup>2</sup>

Surf. Plot: 475m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 140kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 289.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 753,00

### BUILDING

Habitable surface: 61,00 m<sup>2</sup>  
Fronts: 3  
State: Good state

### COMFORT

Furnished: No  
Parlophone: Yes  
Elevator: No

### ENERGY

EPC score: 140  
EPC code: 20250512-0003594535-RES-1  
EPC class: B  
Double glazing: Yes  
Windows: Vinyl  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

### LOCATION

Environment: Central, residential area  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

### TERRAIN

Ground area: 475,00 m<sup>2</sup>  
Garden: No

### LAYOUT

Kitchen: Yes, hyper equipped  
Bureau: Yes  
Bathroom type: Shower  
Toilets: 1  
Laundry: Yes

### TECHNICS

Electricity: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 26/05/2023  
Intimation: No  
Flooding area: Not located in flood area  
G-score: C  
P-score: C  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

## **PARKING**

Parkings outside: Yes

Parkings inside: No