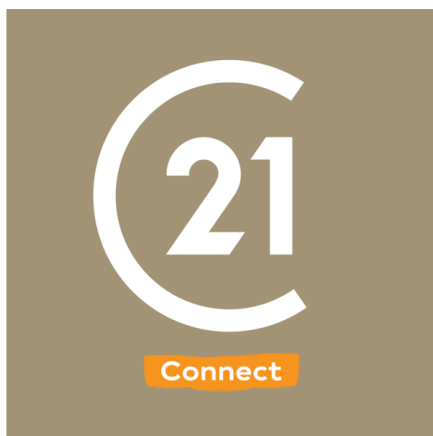




Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

E-mail: office@connect-immo.be

FOR SALE - FLAT

Overstraat 76 B1, 3020 Herent

€ 275.000

Ref. 6807114



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 61m²

Surf. Plot: 475m²

Neighbourhood: central

PEB/EPB: 140kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 275.000,00
VAT applied: No
Available: At the contract
Land registry income: € 753,00

BUILDING

Habitable surface: 61,00 m²
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 m²
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