



Connect

Herbert Hooverplein 14 , 3000 Leuven

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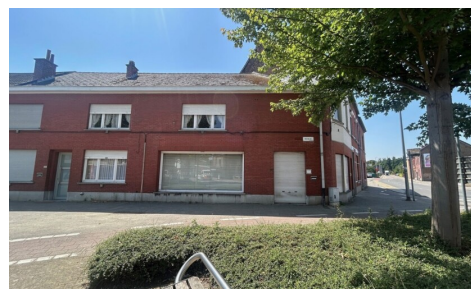
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## FOR SALE - MULTI-PURPOSE BUILDING

Mechelsesteenweg 462, 3020 Herent

€ 399.000

Ref. 6984298



Number of bedrooms: 5  
Number of bathrooms: 2  
Availability: at the contract

Surf. Living: 400m<sup>2</sup>  
Surf. Plot: 314m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 455kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 399.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.355,00  
Investment property: Yes

## BUILDING

Habitable surface: 400,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1959  
State: To be renovated  
Number of floors: 3

## COMFORT

Furnished: No

## ENERGY

EPC score: 455  
EPC code: 20230323-0002846120-RES-1  
EPC class: E

## LOCATION

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

## TERRAIN

Ground area: 314,00 m<sup>2</sup>  
Garden: Yes

## TECHNICS

Electricity: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No  
Summons: No  
Servitude: Yes

## PARKING

Parkings outside: No  
Parkings inside: No