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## For sale - House

€ 389.000

Vilvoordsebaan 33, 3020 Herent

Ref. 7524538



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

Surf. Living: 176m<sup>2</sup>  
Surf. Plot: 716m<sup>2</sup>

PEB/EPB: 853kwh/m<sup>2</sup>/j

# Description

Located in a well-accessible area of Herent, this semi-detached property offers approximately 176 m<sup>2</sup> of living space and numerous possibilities for those seeking space and renovation potential.

The entrance hall leads into the living and dining area, which, together with the adjoining kitchen, provides a solid foundation for a contemporary redesign. At the rear, a veranda overlooks the pleasantly spacious garden — a real asset for those who value outdoor space.

The ground floor also features a bathroom, a separate toilet, and a practical storage/laundry room. The property includes a basement, offering additional storage possibilities. The garage ensures convenient parking or extra storage space.

On the first floor, there are three full-sized bedrooms and an additional room that could perfectly serve as an office or dressing room. The very spacious attic level offers further potential for additional bedrooms or a hobby room, subject to renovation.

The property has an EPC rating of F, which entails a renovation obligation but simultaneously offers the opportunity to fully upgrade the home according to personal taste and current energy standards. There is no flood risk: P-score and G-score A.

This home is ideal for buyers looking for a solid family property with garden, garage, and expansion potential, and who are prepared to create a true home through renovation.

Important to note for the sale: the wall of the adjoining property on the left was fully utilized during its construction. Specifically, the vaults and roof beams were anchored into this wall.

The buyer must ensure that any renovation works are carried out in accordance with a structural stability study.

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## Financial

Price: € 389.000,00  
Available: At the contract

## Building

Habitable surface: 176,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 1967  
State: To be refreshed

## Comfort

Furnished: No

## Energy

EPC score: 853 kWh/m<sup>2</sup>/year  
EPC class: F  
Electricity certificate: Yes, not conform  
Heating type: Oil (centr. heat.)

## Terrain

Ground area: 716,00 m<sup>2</sup>  
Garden: Yes

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: Not disclosed  
G-score: A  
P-score: A  
Summons: No

## Parking

Garage: Yes  
Parkings inside: Yes