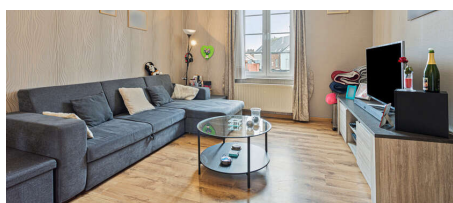


For sale - Duplex**€ 250.000****Nijvelsesteenweg 20 B1.1, 1500 Halle****Ref. 6500774**

Number of bedrooms: 2

Number of bathrooms: 1

Availability: tbd with the tenant

Surf. Living: 128m²Surf. terrace: 18m²

Neighbourhood: central

PEB/EPB: 261kwh/m²/j

Description

On the Nijvelsesteenweg you will find this building with 2 residential units, including this spacious duplex with terrace. On the mezzanine floor you find the separate laundry/storage room. On the second floor you will find the spacious living room with living room, dining room and half open kitchen. On the second floor are the 2 bedrooms, including one with its own dressing room above, and the bathroom with shower. There is also a large cellar for storage. There are no common charges, which also makes this apartment financially interesting. Located just a stone's throw from everything Halle has to offer, and major highways.

Financial

Price: € 250.000,00
VAT applied: No
Available: Tbd with the tenant
Land registry income: € 853,00
Servitude: No

Building

Habitable surface: 128,00 m²
Fronts: 2
State: Good state
Floor: 1
Orientation facade: North-east

Comfort

Furnished: No
Elevator: No
Pool: No

Energy

EPC score: 261 kWh/m²/year
EPC code: 20240117-0003111919-RES-1
EPC class: C
Double glazing: Yes
Windows: Vinyl
Heating type: Gas (centr. heat.)

Location

Environment: Central, near railway station
School nearby: 130m
Shops nearby: 240m
Public transport nearby: 50m
Sport center nearby: 1.000m

Terrain

Garden: No
Orientation terrace 1: South-west

Layout

Living room: 30,60 m²
Kitchen: 5,90 m², US fully fitted
Bedroom 1: 16,50 m²
Bedroom 2: 11,14 m²
Bathroom surface: 5,30 m²
Bathroom type: Shower
Shower rooms: 1
Toilets: 2
Terrace: 17,50 m²
Laundry: Yes
Cellar: Yes

Technics

Electricity: Yes

Planning

Destination: Living zone
Building permission: No
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 05/02/2025
Intimation: No

Flooding area: Not located in flood area
G-score: B
P-score: B
Summons: No

Parking

Garage: 0
Parkings outside: 0
Parkings inside: No