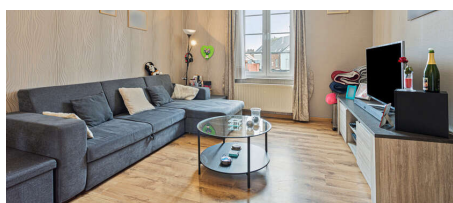


**For sale - Duplex****€ 250.000****Nijvelsesteenweg 20 B1.1, 1500 Halle****Ref. 6500774**

Number of bedrooms: 2

Number of bathrooms: 1

Availability: tbd with the tenant

Surf. Living: 128m<sup>2</sup>Surf. terrace: 18m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 261kwh/m<sup>2</sup>/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