

For sale - Exceptional house

Sold

Kardinaal Cardijnstraat 13, 1500 Halle

Ref. 4421486



Number of bedrooms: 5
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 299m²
Surf. Plot: 221m²
Surf. terrace: 21m²
Neighbourhood: city Center

PEB/EPB: 548kwh/m²/j

Description

Do you dream of living in the vibrant center of Halle with the unique combination of urban energy and surprising tranquility? This exclusive renovation project, hidden behind the basilica, is your chance. The location offers the convenience of urban amenities within walking distance, while still being a peaceful home base, away from the hustle and bustle. The house welcomes you with a spacious hall leading to various living spaces. The ground floor offers an inviting living and dining room, next to a flexible work or hobby area. The kitchen, overlooking the garden, awaits your personal touch. Upstairs, you will find five bedrooms and a bathroom, with two additional rooms on the second floor for sleeping or working space. The garden offers a quiet retreat. This project is an ideal opportunity for those who want to embrace city life without sacrificing peace and privacy. With the possibility for customization and available renovation grants, you can make this house your dream spot. Contact us for more details or a viewing and take the first step towards your future in the heart of Halle.

Financial

Price: € 299.999,00
VAT applied: No
Available: At the contract
Land registry income: € 790,00
Servitude: No

Building

Habitable surface: 299,00 m²
Fronts: 2
Construction year: 1900
State: To be renovated
Number of floors: 3
Main area: 111 m²
Front width: 11,70 m
Type roof: Tent roof
Orientation rear: North-east
Orientation facade: South-east

Comfort

Furnished: No
Elevator: No
Pool: No

Energy

EPC score: 548 kWh/m²/year
EPC code: 20221013-0002695747-res1
EPC class: F
Double glazing: Yes
Windows: Wood
Heating type: Gas burner

Location

Environment: City Center, quiet
School nearby: 400m
Shops nearby: 80m
Public transport nearby: 350m
Highway nearby: 2.000m
Sport center nearby: 240m

Terrain

Ground area: 221,00 m²
Width at the street: 8,70 m
Garden: Yes (102,00 m²)

Layout

Living room: 34,00 m²
Dining room: 14,00 m²
Kitchen: 10,00 m², fully fitted
Bureau: 14,00 m²
Bedroom 1: 21,00 m²
Bedroom 2: 14,00 m²
Bedroom 3: 12,00 m²
Bedroom 4: 13,00 m²
Bedroom 5: 13,00 m²
Bathroom type: Shower and bath tub
Toilets: 2
Terrace: 21,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes
Phone cables: Yes

Planning

Destination: Not disclosed

Building permission: No

Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: Yes

Intimation: No - no legal correction or
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Ground certificate: Yes

Parking

Garage: 0

Parkings outside: 0

Parkings inside: 0