

For sale - Flat

€ 348.000

**Kluisbos 47 B11, 1501
Buisson**

Ref. 7552151



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

Surf. Living: 121m²
Neighbourhood: Free sight

PEB/EPB: 179kwh/m²/j

Description

Dreaming of an apartment for sale in Halle near Brussels where tranquillity, accessibility and architectural heritage come together? Located in the residential Kluisbos domain in Buizingen (Halle), this spacious 3-bedroom apartment for sale is set on a 7-hectare wooded estate, just 15-20 minutes from Brussels. This apartment in Halle offers peaceful green surroundings while remaining strategically connected to Brussels, the Brussels Ring (R0) and Buizingen train station. Buyers looking for an apartment near Brussels with light, views and character will appreciate the rare balance between forest living and urban proximity. The apartment forms part of the former sanatorium designed in 1927 by architect Henry Lacoste, a leading figure in Belgian interwar architecture with strong Art Deco influences. The building is officially listed architectural heritage (vastgesteld bouwkundig erfgoed) and is a legally protected monument (beschermde monument) under Flemish heritage legislation. Its monumental design, stately presence and historical significance give it exceptional heritage value. For those seeking an Art Deco apartment in Halle or a heritage property near Brussels, this represents a rare opportunity. Situated on the first floor, the apartment comprises a bright living area overlooking woodland, a fitted kitchen with adjoining laundry room, three full-sized bedrooms (one with private shower), a bathroom, separate toilet and a terrace with green views. The apartment is move-in ready and immediately available. Additional assets include a private parking space and extra parking facilities within the domain. Looking for a heritage apartment for sale in Halle near Brussels with character and a green setting? This property is well worth a visit.

Financial

Price: € 348.000,00

Available: At the contract

Land registry income: € 1.051,00

Building

Habitable surface: 121,00 m²

Construction year: 1927

Renovation: 2002

State: Good state

Floor: 1

Main area: 121 m²

Comfort

Pets allowed: Yes

Elevator: Yes

Pool: No

Energy

EPC score: 179 kWh/m²/year

EPC code: 20230120-0002784352-RES-1

EPC class: B

Double glazing: Yes

Windows: Aluminium

Heating type: Gas (centr. heat.)

Location

Environment: Free sight, woods

School nearby: 950m

Shops nearby: 1.600m

Public transport nearby: Yes

Sport center nearby: 2.600m

Layout

Kitchen: Yes, fully fitted

Bathroom type: Shower and bath tub

Shower rooms: 2

Toilets: 2

Laundry: Yes

Technics

Electricity: Yes

Planning

Destination: Not disclosed

Building permission: Yes

Parcelling permission: Not disclosed

Right of pre-emption: No

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A