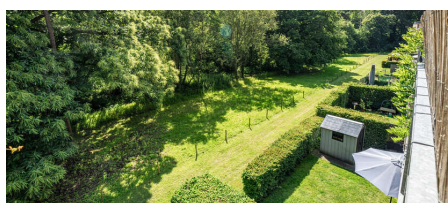
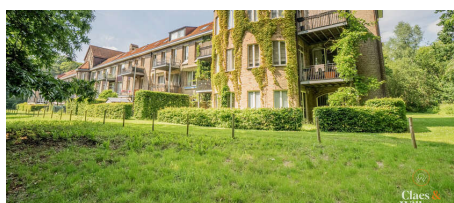
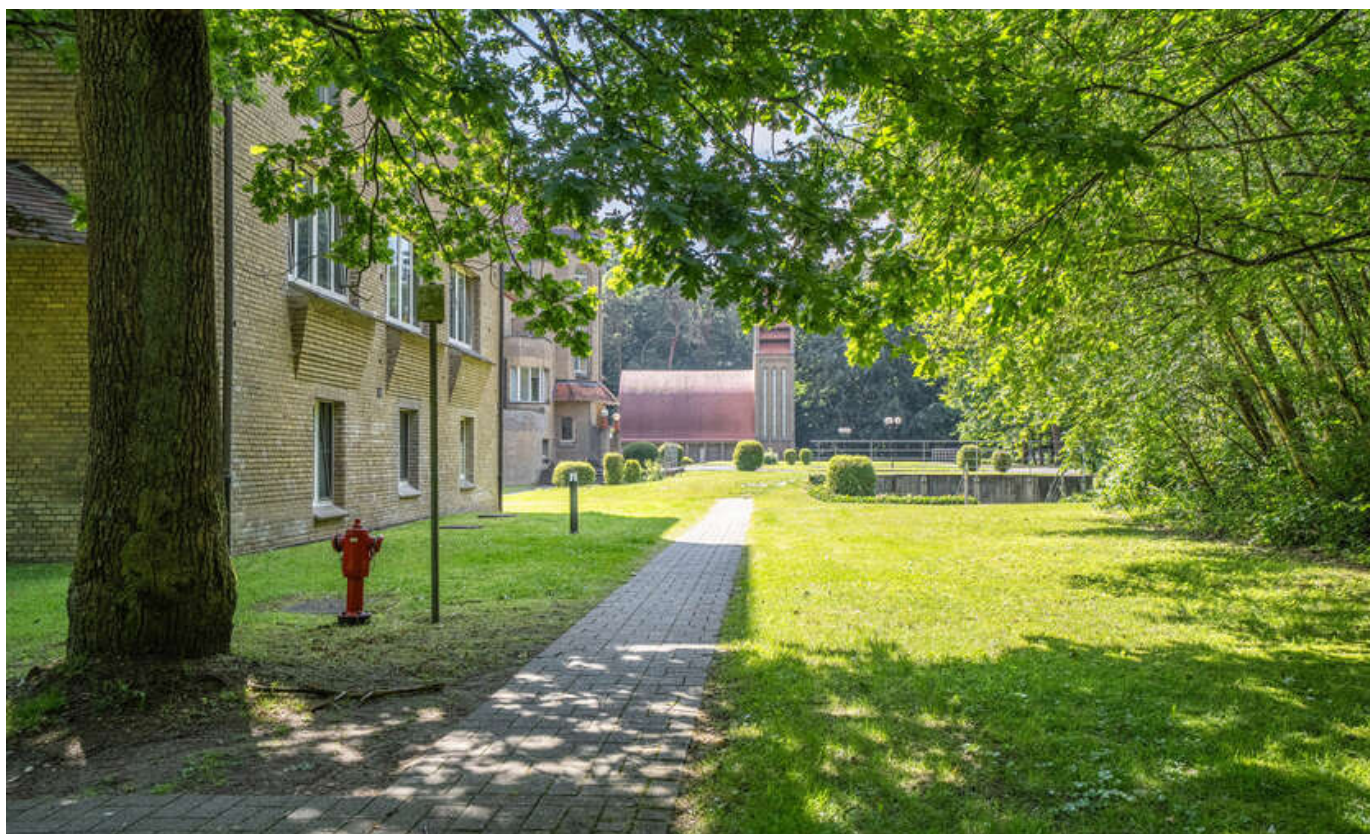


## For sale - Flat

**€ 310.000****1501**  
Buisson**Ref. 7734581**

Number of bedrooms: 3  
Number of bathrooms: 2

Surf. Living: 128m<sup>2</sup>  
Surf. terrace: 7m<sup>2</sup>  
Neighbourhood: Free sight

PEB/EPB: 230kwh/m<sup>2</sup>/j

# Description

Are you looking for a character apartment for sale in Halle, just outside Brussels? Discover this three-bedroom apartment with two terraces, a lift and the option to purchase a private underground garage. The apartment is located in a protected heritage building within a private wooded estate of approximately 7 hectares. This unique property combines peace, nature and excellent accessibility. Brussels can be reached in just 15 to 20 minutes via the Brussels Ring (R0) or Buizingen railway station. It is ideal as an investment or for owner occupation, subject to the applicable legal notice periods for the current tenancy. The apartment forms part of the former sanatorium designed in 1927 by renowned architect Henry Lacoste, one of the leading figures of Belgian interwar architecture with distinctive Art Deco influences. The building is officially listed as a protected monument and offers a unique blend of architectural heritage and modern living. Located on the second floor at the quiet rear of the building, the apartment enjoys privacy, abundant natural light and beautiful views over the wooded estate. The layout includes a master bedroom with dressing room and en-suite bathroom with jacuzzi, two additional bedrooms, an L-shaped living area, an open-plan kitchen, a utility/laundry room, a separate shower room and two separate toilets. Two south-east-facing terraces provide the perfect setting to enjoy the sun. The apartment is in good condition. The property is currently rented to a reliable tenant, providing immediate rental income. In addition, an ambitious master plan has been developed for the renovation and enhancement of the entire estate, offering attractive long-term value potential. A private underground garage can be purchased separately. Both the apartment and the garage are offered from the advertised starting price. A rare opportunity to acquire a unique heritage apartment in a historic wooded estate close to Brussels.

## Financial

Price: € 310.000,00  
VAT applied: No  
Land registry income: € 1.100,00

## Building

Habitable surface: 128,00 m²  
Construction year: 1927  
Renovation: 2000  
State: Good state  
Main area: 128 m²

## Comfort

Pets allowed: Yes  
Elevator: Yes  
Pool: No

## Energy

EPC score: 230 kWh/m²/year  
EPC code: 20240507-0003237893-RES-1  
EPC class: C  
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  
Toilets: 2  
Terrace: 7,00 m²  
Laundry: Yes

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Asbestos inventory certificate creation date: 15/04/2026  
Intimation: Not disclosed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A

