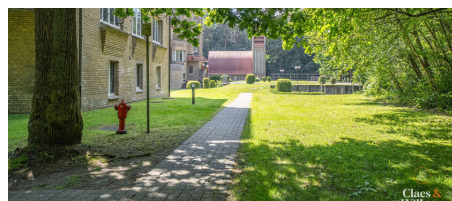
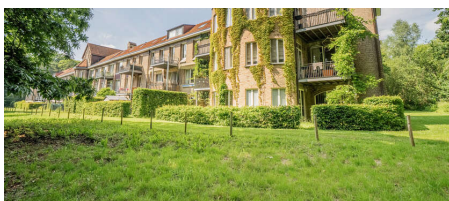


## For sale - Flat

**Make an offer starting from € 285.000**

**Kluisbos 51 B01, 1501**  
**Buizingen**

**Ref. 7779360**



Number of bedrooms: 2  
Number of bathrooms: 1

Surf. Living: 90m<sup>2</sup>  
Neighbourhood: woods

PEB/EPB: 292kwh/m<sup>2</sup>/j

# Description

Looking for a characterful heritage apartment for sale in Halle, close to Brussels? This spacious ground-floor apartment of approximately 111 m² comprises an entrance hall, a large living room, a separate kitchen, a bathroom, a laundry room, one large bedroom and a smaller second room suitable as a bedroom, office, dressing room or hobby space. The apartment benefits from exclusive use of both the terrace and the adjoining garden, which still needs to be fenced. It combines the comfort of apartment living with a private outdoor area in an exceptionally green setting. The property forms part of the former sanatorium designed in 1927 by Henry Lacoste, within a listed private estate of approximately 7 hectares. Brussels can be reached in about 15 to 20 minutes via the Ring Road and Buizingen railway station. A professional renovation plan is being prepared for the building, with a view to a phased comprehensive renovation that respects its historic and architectural character. The apartment is offered with a starting price. A separate underground garage box is available from €25,000.

## Financial

Price: Make an offer starting from € 285.000,00  
VAT applied: No  
Land registry income: € 981,00

## Building

Habitable surface: 90,00 m²  
State: Good state

## Comfort

Furnished: No  
Pets allowed: Yes  
Pool: No

## Energy

EPC score: 292 kWh/m²/year  
EPC code: 20220907-0002670442-RES-1.  
EPC class: C  
Double glazing: Yes  
Heating type: Gas (centr. heat.)

## Location

Environment: Woods, Free sight  
School nearby: 900m  
Shops nearby: 2.100m  
Public transport nearby: 1.300m  
Sport center nearby: 2.000m

## Terrain

Garden: Yes

## Layout

Living room: 35,00 m²  
Kitchen: 7,66 m²  
Bureau: No  
Bedroom 1: 20,00 m²  
Bedroom 2: 8,00 m²  
Bathroom surface: 9,30 m²  
Shower rooms: 1  
Toilets: 1  
Laundry: Yes

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Obligation to renovate: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 19/02/2024

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

Water-sensitive open space area: No