

**For sale -  
Flat****€ 199.000****Bergensesteenweg 40 B21, 1500 Halle****Ref. 6552931**

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

Surf. Living: 62m<sup>2</sup>  
Surf. terrace: 46m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 175kwh/m<sup>2</sup>/j

# Description

This charming one-bedroom duplex apartment is thoughtfully laid out and offers a comfortable living experience. On the ground floor, you will find a bright living area with an open kitchen, with direct access to a cozy terrace in the courtyard, perfect for enjoying some quiet time outdoors. The upper floor houses the bathroom and the bedroom. The apartment is conveniently located near the center of Halle, within walking distance of shops, restaurants, and other amenities. Thanks to its central location, it offers excellent accessibility and the perfect combination of urban comfort and proximity to all essential facilities.

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## Financial

Price: € 199.000,00  
VAT applied: No  
Available: At the contract

## Building

Habitable surface: 62,00 m<sup>2</sup>  
Construction year: 1931  
Renovation: 2005  
Floor: 2  
Number of floors: 2  
Orientation facade: South-east

## Comfort

Furnished: No  
Videophone: Yes  
Elevator: No  
Pool: No

## Energy

EPC score: 175 kWh/m<sup>2</sup>/year  
EPC code: 20210312-0002375754-RES-1  
EPC class: B  
Double glazing: Yes  
Heating type: Gas

## Location

Environment: Central  
School nearby: 550m  
Shops nearby: 140m  
Public transport nearby: 20m  
Sport center nearby: 1.050m

## Terrain

Garden: No

## Layout

Living room: 20,00 m<sup>2</sup>  
Kitchen: 12,78 m<sup>2</sup>, fully fitted  
Bedroom 1: 36,00 m<sup>2</sup>  
Bathroom surface: 6,00 m<sup>2</sup>  
Bathroom type: Shower  
Toilets: 1  
Terrace: 46,00 m<sup>2</sup>

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: Not disclosed  
Flooding area: Not located in flood area  
G-score: B  
P-score: B  
Water-sensitive open space area: No

## Parking

Parkings inside: No