

For sale - Flat

€ 295.000**Ninoofsesteenweg 63 B32, 1500 Halle****Ref. 6697952**

Number of bedrooms: 2
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 82m²
Surf. terrace: 7m²
Neighbourhood: central

PEB/EPB: 19kwh/m²/j

Description

The Hallery is located on the outskirts of town within walking distance of the Basilica and shopping areas. Due to individual solar panels, among other things, an e-level UNDER BEN level has been obtained. High quality finishing with underfloor heating, ventilation system D, individual heat pump. Double thermal insulating glazing of the clear type. Large living room and spacious bedroom(s). Small residence of 18 apartments and 4 beautiful penthouses. There are very spacious terraces with east-south-west orientation giving out on the courtyard garden. The building was conceived in function of the environment the rhythmed vertical divisions in medium bronze aluminum provide an ever-changing hue and give the facades a refined look. All horizontal surfaces are arranged as green roofs. Underground you will also find bicycle storage. In a few minutes walk you are in the center with all its stores, cafes, restaurants, the Grand Place with its majestic Basilica, the Bib, park and sports facilities and the railway station. In 10 min you are in Brussels South by train. Price to be increased with selling rights on the land (12%) and VAT (21%) on the construction and the usual costs. The information and surfaces given are purely indicative and do not imply any legal commitment.

Financial

Price: € 295.000,00
VAT applied: Yes
Available: At the contract
Servitude: No

Building

Habitable surface: 82,00 m²
Construction year: 2023
State: New
Floor: 3
Number of floors: 4

Comfort

Furnished: No
Pets allowed: Yes
Videophone: Yes
Elevator: Yes
Pool: No

Energy

EPC score: 19 kWh/m²/year
EPC code: 23027-G-
OMV_2019142693/EP12862/A001/D01/SD023
EPC class: A
Double glazing: Yes
Windows: Aluminium
Heating type: Floor heating

Location

Environment: Central, city Center
School nearby: 500m
Shops nearby: 59m
Public transport nearby: 110m
Highway nearby: Yes
Sport center nearby: 950m

Terrain

Garden: No
Orientation terrace 1: South-west

Layout

Living room: 36,00 m²
Kitchen: Yes, US hyper equipped
Bureau: 9,00 m²
Bedroom 1: 11,40 m²
Bathroom surface: 5,50 m²
Bathroom type: Shower
Shower rooms: 1
Toilets: 1
Terrace: 7,00 m²

Technics

Electricity: Yes

Planning

Destination: Living zone with a cult., hist. and/or aesthetic value
Building permission: No
Parcelling permission: No

Right of pre-emption: No
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No

Parking

Garage: 0
Parkings outside: 0
Parkings inside: 0