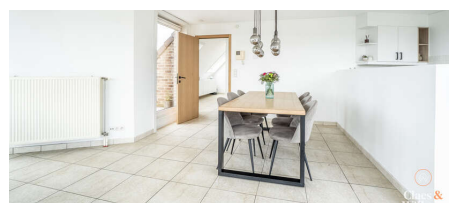


**For sale -  
Flat****€ 385.000****Broekborre 177 B31, 1500 Halle****Ref. 7633247**

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

Surf. Living: 147m<sup>2</sup>  
Surf. terrace: 15m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 136kwh/m<sup>2</sup>/j

# Description

This spacious apartment is ideally located in Halle, close to shops, schools, restaurants, public transport and with easy access to the main roads. Thanks to its practical layout, two terraces and large windows, this apartment is the perfect home for those looking for space and comfort. We enter the apartment through the entrance hall, which provides access to the various rooms. The bright living room forms the heart of the apartment and enjoys plenty of natural light thanks to its many large windows. Adjacent to the living area is the dining room with a semi-open kitchen, creating a pleasant and inviting living space. The apartment further comprises two spacious bedrooms and a bathroom equipped with a bathtub, shower and double washbasin. In addition, there is a separate toilet and a practical storage room within the apartment. Finally, the apartment features two terraces where you can enjoy outdoor living at any time of the day. Moreover, a private cellar and a garage are included in the price, providing additional comfort and storage space. This apartment combines space, comfort and an excellent location, making it the ideal home for those looking to enjoy pleasant living in Halle.

---

## Financial

Price: € 385.000,00

Available: At the contract

Land registry income: € 1.452,00

## Building

Habitable surface: 147,00 m<sup>2</sup>

Construction year: 2001

State: Good state

Floor: 3

Number of floors: 4

## Comfort

Furnished: No

Elevator: Yes

## Energy

EPC score: 136 kWh/m<sup>2</sup>/year

EPC code: 20260225-0003796594-RES-1

EPC class: B

Double glazing: Yes

Heating type: Condensation

## Location

Environment: Central, near railway station

## Terrain

Garden: No

Orientation terrace 1: West

## Layout

Kitchen: Yes, fully fitted

Bathroom type: Shower and bath tub

Toilets: 1

Terrace: 15,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

## Technics

Electricity: Yes

Phone cables: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Obligation to renovate: No

Intimation: Not disclosed

## Parking

Garage: 1

Parkings outside: 0

Parkings inside: 1

