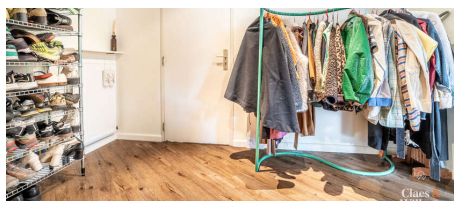


For sale - Flat

€ 235.000

Auguste Demaeghtlaan 67 B25, 1500 Halle

Ref. 7719536



Number of bedrooms: 1
Number of bathrooms: 1

Surf. Living: 81m²
Neighbourhood: city Center

PEB/EPB: 103kwh/m²/j

Description

This pleasant apartment enjoys a convenient location within walking distance of the centre of Halle, close to shops, schools, public transport and all daily amenities. Moreover, the apartment is situated on the quiet inner side of the building with views of the Mouterij, allowing you to enjoy a peaceful living environment away from the busy main road. We enter the apartment through the entrance hall, which is equipped with a separate toilet. We then arrive in the bright living area with a semi-open kitchen, creating a pleasant sense of space. The bedroom is located adjacent to the living area. Connected to the bedroom is the bathroom, equipped with a walk-in bathtub and a double washbasin. In addition, the apartment features a practical laundry/storage room with connections for a washing machine and dryer. Finally, the property benefits from a private cellar providing additional storage space. Furthermore, a parking space with a bicycle lock is included, offering extra comfort and convenience. This apartment combines comfort, functionality and a quiet yet central location, making it the ideal home for those looking to enjoy pleasant living close to the centre of Halle, while also representing an excellent investment opportunity.

Financial

Price: € 235.000,00
VAT applied: No
Available date: 07 January 2027
Land registry income: € 991,00
Liberal profession possible: No

Building

Habitable surface: 81,00 m²
Fronts: 2
Construction year: 1992
Renovation: 2025
State: Good state
Floor: 2
Number of floors: 4

Comfort

Furnished: No
Pets allowed: Yes
Elevator: Yes

Energy

EPC score: 103 kWh/m²/year
EPC code: 20240902-0001286079-RES-3
EPC class: B
Double glazing: Yes
Windows: Vinyl
Heating type: Gas (centr. heat.)

Location

Environment: City Center, city
School nearby: 50m
Shops nearby: 270m
Public transport nearby: 150m
Highway nearby: 1.600m
Sport center nearby: 400m

Terrain

Garden: No

Layout

Kitchen: Yes, semi fitted
Bathroom type: Shower in bath
Toilets: 1
Laundry: Yes
Cellar: Yes

Technics

Electricity: Yes
Phone cables: Yes

Planning

Destination: Not disclosed
Building permission: Yes
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Obligation to renovate: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 03/10/2024

Intimation: Not disclosed

G-score: A

P-score: A

Water-sensitive open space area: No

Parking

Parkings inside: 1