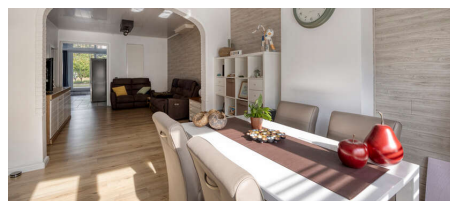
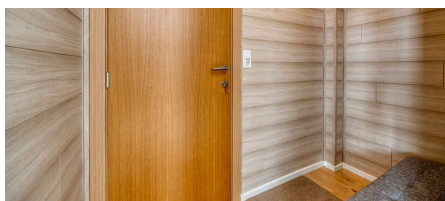


## For sale - Ground floor

**€ 285.000****Brusselsesteenweg 167 B1, 1500 Halle****Ref. 7044750**

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

Surf. Living: 105m<sup>2</sup>  
Neighbourhood: Suburb

PEB/EPB: 298kwh/m<sup>2</sup>/j

# Description

Welcome to this charming, renovated ground floor apartment in Halle. You are welcomed into the entrance hall/cloakroom, which leads to the spacious, open-plan living area. This open-plan living area is bathed in natural light thanks to the large windows, which were replaced in October 2024. Adjacent to this living space is a room currently used as an office, also surrounded by large windows, and on the other side is the spacious master bedroom. Opposite this is a smaller third room, which was used as a bedroom. This leads us to the large, spacious kitchen. This beautiful kitchen is fully equipped with quality materials, has a large, practical worktop, and more than enough storage cupboards. Here too, there is plenty of light thanks to the large windows adjacent to the garden. Finally, we have the bathroom, which was completely renovated in 2019, with a shower, toilet, and double sink. The large sliding window in the kitchen leads to the garden, with a terrace and a garden shed, ideal for relaxing, enjoying time with guests, etc. This apartment also has a basement and you only pay €20 in communal fees per month. The compliant electrical inspection is included. Large parking lot right next to the building and close to everything the center of Halle has to offer and major roads. Don't miss your chance to view this apartment and request your visit. We look forward to welcoming you.

## Financial

Price: € 285.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 872,00

## Building

Habitable surface: 105,00 m²  
Fronts: 3  
Construction year: 1952  
Renovation: 2013  
Number of floors: 2

## Comfort

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

## Energy

EPC score: 298 kWh/m²/year  
EPC code: 20250828-0003673715-RES-1  
EPC class: C  
Double glazing: Yes  
Heating type: Gas (centr. heat.)

## Location

Environment: Suburb  
School nearby: 600m  
Shops nearby: 600m  
Public transport nearby: 50m  
Highway nearby: 2.100m  
Sport center nearby: 1.050m

## Terrain

Garden: Yes (238,00 m²)  
Orientation terrace 1: North-east

## Layout

Kitchen: Yes, hyper equipped  
Bureau: Yes  
Bathroom type: Shower  
Shower rooms: 1  
Toilets: 1  
Cellar: Yes

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:

28/08/2025

Intimation: No

G-score: B

P-score: B

Summons: No

## **Parking**

Garage: 0

Parkings outside: 0

Parkings inside: 0