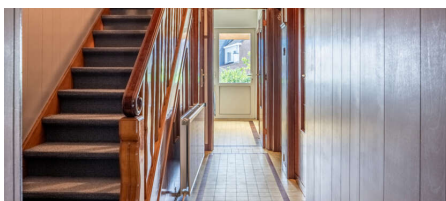


For rent - House

€ 1.200**Gaasbeeksesteenweg 10, 1500 Halle****Ref. 7795629**

Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1

Surf. Living: 149m²
Neighbourhood: residential area

PEB/EPB: 272kwh/m²/j

Description

VISITDAY FULLY BOOKED This charming house, with a living area of 149 m², combines space, comfort and a practical layout. It is ideal for families or couples. On the ground floor, you will find a bright living room with dining area and a recently renovated kitchen. From the kitchen, you have direct access to the terrace and garden through a door. The living room features large windows overlooking the garden and terrace. Thanks to these large windows, the property benefits from an abundance of natural light, creating a pleasant and open atmosphere. The first floor comprises two bedrooms and a separate office space, ideal for working from home, a hobby room or a study area. In addition, the house offers an insulated attic, which is not converted into a bedroom but provides excellent additional storage space. The property also benefits from two practical cellars, a garage and a private parking space on the driveway, providing extra comfort and ample storage and parking possibilities. With an EPC score of 272 kWh/m²/year (energy label C), this home offers good energy efficiency. The property is also ideally located. Schools, supermarkets, public transport and other daily amenities are all within close proximity. In short, a move-in ready home that combines space, comfort and a pleasant outdoor environment, ideally located in Halle.

Financial

Price: € 1.200,00 per month

Rental guarantee: 3 months

Servitude: No

Liberal profession possible: No

Building

Habitable surface: 149,00 m²

Fronts: 2

Construction year: 1957

State: Good state

Orientation facade: West

Comfort

Furnished: No

Alarm: No

Videophone: No

Elevator: No

Air conditioning: No

Pool: No

Tennis: No

Security

Access control: No

Energy

EPC score: 272 kWh/m²/year

EPC code: 20220325-0002571421-RES-1

EPC class: C

Double glazing: Yes

Location

Environment: Residential area, Suburb

School nearby: 220m

Shops nearby: 700m

Public transport nearby: 87m

Sport center nearby: 1.400m

Terrain

Garden: Yes

Orientation terrace 1: East

Layout

Kitchen: Yes, hyper equipped

Bureau: Yes

Veranda: No

Bathroom type: Bath

Shower rooms: 1

Toilets: 1

Laundry: No

Cellar: Yes

Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Living zone

Obligation to renovate: No

Flooding area: Not located in flood area

G-score: A

Windows: Aluminium and wood
Heating type: Oil (centr. heat.)

P-score: A

Parking

Garage: 1