

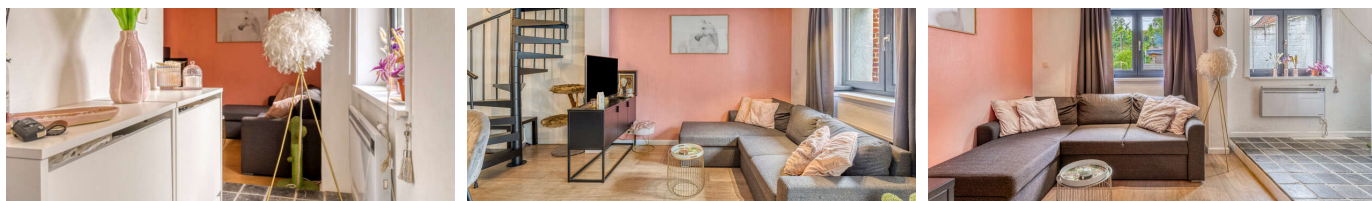
## For sale - House

€ 225.000

Theresiawijk 6, 1650

Beersel

Ref. 6835345 



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

Surf. Living: 62m<sup>2</sup>  
Surf. Plot: 477m<sup>2</sup>  
Surf. terrace: 32m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 397kwh/m<sup>2</sup>/j

# Description

Welcome to this ideal starter home in a very quiet location in Huizingen. You are welcomed in the entrance hall leading to the open kitchen and living space. The charming kitchen has a large worktop, lots of storage space and is equipped with quality materials. The living space creates a cozy atmosphere because of the beautiful parquet floor. The staircase leads to the second floor, where you will find the spacious bedroom and the bathroom, with sink and shower. Also here a warm impression because of the parquet floor in the bedroom. At the front of the house there is a spacious, south-west facing terrace. In addition, the house has a large garden that extends all the way to the street. As icing on the cake, you get a compliant electricity inspection with it. No renovation requirement. This property is ideal as a first home or investment. Very quiet location yet close to stores, center Huizingen, Lot, Halle,... Do not miss your chance to come and view this house, we look forward to welcoming you.

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## Financial

Price: € 225.000,00

VAT applied: No

Available: At the contract

Land registry income: € 249,00

## Building

Habitable surface: 62,00 m<sup>2</sup>

Fronts: 2

Number of floors: 2

Orientation rear: North-east

Orientation facade: South-west

## Comfort

Furnished: No

Elevator: No

Air conditioning: No

Pool: No

## Energy

EPC score: 397 kWh/m<sup>2</sup>/year

EPC code: 20200117-0002236518-RES-1

EPC class: D

Double glazing: Yes

Heating type: Electrical

## Location

Environment: Quiet

School nearby: 900m

Shops nearby: 750m

Public transport nearby: 850m

Highway nearby: 2.000m

Sport center nearby: 3.600m

## Terrain

Ground area: 477,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: South-west

## Layout

Living room: 20,00 m<sup>2</sup>

Kitchen: 12,00 m<sup>2</sup>, semi fitted

Bedroom 1: 20,00 m<sup>2</sup>

Bathroom type: Shower

Shower rooms: 1

Toilets: 1

Terrace: 32,00 m<sup>2</sup>

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Yes

Obligation to renovate: No

Asbestos inventory certificate: Yes

Intimation: No legal correction or administrative measure imposed

G-score: C

P-score:  D

Summons: No

Ground certificate: Yes

## **Parking**

Garage: 0

Parkings inside: No