

## For sale - House

**€ 360.000****1501  
Buissonen****Ref. 6880476** 

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

Surf. Living: 160m<sup>2</sup>  
Surf. Plot: 778m<sup>2</sup>  
Neighbourhood: residential area

PEB/EPB: 176kwh/m<sup>2</sup>/j

## Description

Welcome to this charming, energy efficient three-story home in Buizingen. You are welcomed in the spacious entrance hall with a separate toilet, leading to the kitchen, living space, and basement. The cozy living space lets in lots of natural light through the large windows, and has air conditioning. The kitchen (2013) is fully installed and has a gas stove. On the second floor we find the 3 bedrooms, which also all let in a lot of natural light, and the bathroom, with shower and sink. In addition, the house still has an attic, and a big basement with garage. This house was built in 1961 and has been systematically renovated since 2013. Among other things, there are shutters installed, attic insulation and cavity wall insulation, and the boiler was also recently changed. Great asset to this property is of course also the large, beautifully landscaped garden and driveway, ideal for relaxing. The very good EPC value (B) and a compliant electrical inspection are also included as icing on the cake. Very calm area yet close to stores and center Halle, arterial roads,... Don't miss your chance and request your visit. We look forward to welcoming you.

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## Financial

Price: € 360.000,00

VAT applied: No

Land registry income: € 775,00

Servitude: No

## Building

Habitable surface: 160,00 m<sup>2</sup>

Fronts: 3

Construction year: 1961

Renovation: 2013

Orientation rear: North-east

## Comfort

Furnished: No

Elevator: No

Air conditioning: Yes

Pool: No

## Energy

EPC score: 176 kWh/m<sup>2</sup>/year

EPC code: 20250627-0003634441-RES-1

EPC class: B

Double glazing: Yes

Heating type: Gas (centr. heat.)

Water tank: Yes

## Location

Environment: Residential area

School nearby: 450m

Shops nearby: 500m

Public transport nearby: 700m

Sport center nearby: 550m

## Terrain

Ground area: 778,00 m<sup>2</sup>

Garden: Yes (656,00 m<sup>2</sup>)

Orientation terrace 1: East

## Layout

Living room: 23,20 m<sup>2</sup>

Kitchen: 9,21 m<sup>2</sup>, US hyper equipped

Bedroom 1: 11,60 m<sup>2</sup>

Bedroom 2: 11,20 m<sup>2</sup>

Bedroom 3: 9,52 m<sup>2</sup>

Bathroom type: Shower

Shower rooms: 1

Toilets: 2

Cellar: Yes

Attic: Yes

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Asbestos inventory certificate: Yes  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Ground certificate: Yes

## **Parking**

Garage: 1  
Parkings outside: 4  
Parkings inside: 1