

For sale - House

€ 448.000

**Oct de Kerchove d'Exaerdestraat 114, 1501
Buisson**

Ref. 7577464 



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 149m²
Surf. Plot: 194m²
Neighbourhood: Suburb

PEB/EPB: 219kwh/m²/j
Glazing type: acoustic isol.

Description

Welcome to this ready-to-move-in, renovated house in Halle (Buizingen). On the ground floor, you will find the spacious open-plan living area, which lets in plenty of natural light through the skylights. Adjacent to this is the kitchen (2010) with a view of and access to the garden. The kitchen is equipped with a gas stove and high-quality appliances, ideal for those who enjoy cooking in comfort. There is also a practical storage room, a bathroom with double sink and walk-in shower (2018), and a room that is currently furnished as an office but could perfectly serve as a bedroom, ideal for those who like to live on the ground floor. On the first floor, you will find a spacious hallway with options for furnishing, the second bathroom with bathtub, and a spacious bedroom surrounded by built-in wardrobes. Furthermore, we find the attic floor, converted into 2 bedrooms in 2022, with a handy crawl space for extra storage. The house also has a practical basement, an easy-to-maintain garden, and a separate garage (23m²) on the side of the house, which provides access to the garden. The house was completely stripped and renovated in 2015. Gas central heating with a recently replaced boiler. Triple glazing in the front, an insulated side wall, and roof insulation contribute to a good EPC rating (C). Electricity compliant until 2044. The house is located close to all amenities, shops, public transport, and major roads. Don't miss your chance and request your visit. We look forward to welcoming you.

Financial

Price: € 448.000,00
VAT applied: No
Available: At the contract
Land registry income: € 828,00
Servitude: No

Building

Habitable surface: 149,00 m²
Fronts: 3
Construction year: 1918
Renovation: 2015
Main area: 133 m²
Front width: 5,00 m
Type roof: Saddle roof
Orientation rear: North-west
Orientation facade: South

Comfort

Furnished: No
Elevator: No
Pool: No

Energy

EPC score: 219 kWh/m²/year
EPC code: 20260220-0003807334-RES-1
EPC class: C
Double glazing: Yes
Glazing type: Acoustic isol.
Heating type: Gas (centr. heat.)

Location

Environment: Suburb
School nearby: 400m
Shops nearby: 800m
Public transport nearby: 50m
Highway nearby: 1.800m
Sport center nearby: 550m

Terrain

Ground area: 194,00 m²
Garden: Yes
Orientation terrace 1: North-west

Layout

Kitchen: Yes, fully fitted
Bureau: Yes
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 2
Laundry: Yes
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Living zone
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 inside: 1