

Basiliekstraat 58, 1500 Halle

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For sale -House

€ 699.000

Rodestraat 86, 1570

Ref. 6811145

Colmoordon









Number of bedrooms: 5 Number of bathrooms: 1

Garages: 2

Availability: at the contract

Surf. Living: 348m² Surf. Plot: 3455m² Surf. terrace: 60m²

Neighbourhood: countryside

PEB/EPB: 174kwh/m²/j Glazing type: thermic isol.

Description

Looking for a recent, energy-efficient home for sale in Pajottegem (Galmaarden) with a rural charm, south-facing garden, and exceptional parking facilities? This modern family home of approx. 400 m², set on a 35-are plot, offers space, comfort, and elegance in a green, peaceful location – just a short walk from the train station. The ground floor features a spacious entrance hall, a double living or dining area with a two-sided fireplace and large windows up to the roof ridge, an open kitchen, laundry room, and a 50 m² garage for two cars. In front of the house, there is parking for 5 to 6 vehicles, including the possibility to park a camper, truck, or market van – a true rarity in the region. Upstairs, you'll find a mezzanine office, two children's bedrooms, and a spacious master suite with dressing room and en-suite bathroom featuring a double shower, whirlpool bath, and twin sinks. In the large basement, a private sauna provides the perfect place to unwind after a busy day. Outside, enjoy a south-facing terrace, large garden, and a meadow with fruit trees that has direct street access – ideal for animal lovers or professionals. In short: this recent home in Pajottegem (Galmaarden) combines space, peace, and comfort with excellent accessibility thanks to its walking distance to the station.

Financial

Price: € 699.000,00 VAT applied: No

Available: At the contract

Land registry income: € 1.831,00

Servitude: No

Liberal profession possible: Yes

Building

Habitable surface: 348,00 m²

Fronts: 4

Construction year: 2000 Front width: 16,00 m Type roof: Tent roof Orientation rear: South Orientation facade: North

Comfort

Furnished: No Alarm: Yes Elevator: No Pool: No

Energy

EPC score: 174 kWh/m²/year

EPC code: 20191031-0002213852-RES-1

EPC class: B

Double glazing: Yes

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

Water tank: Yes

Location

Environment: Countryside, open place

School nearby: 1.900m Shops nearby: 2.700m

Public transport nearby: 1.600m

Terrain

Ground area: 3.455,00 m² Width at the street: 24,00 m

Garden: Yes

Orientation terrace 1: South

Layout

Living room: 47,00 m² Dining room: 25,00 m²

Kitchen: 10,00 m2, fully fitted

Bureau: Yes

Bedroom 1: 25,70 m²
Bedroom 2: 16,20 m²
Bedroom 3: 16,20 m²
Bedroom 4: 14,00 m²
Bedroom 5: 10,00 m²

Bathroom type: All comfort

Shower rooms: 2

Toilets: 2

Terrace: 60,00 m² Laundry: Yes Cellar: Yes

Technics

Electricity: Yes

Oil tank: 4.850 L

Planning

Destination: Rural residential area

Building permission: Yes Parcelling permission: No Right of pre-emption: No

Intimation: No

Flooding area: Not located in flood area

G-score: A P-score: A Summons: No

Ground certificate: Yes

Parking

Garage: 2

Parkings outside: 6 Parkings inside: 2