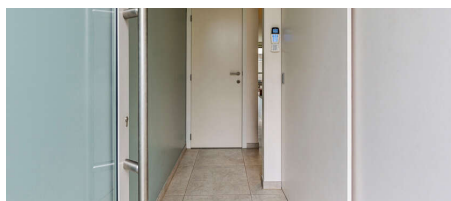


## For sale - House

**€ 495.000****Ernest Duezstraat 18, 1500 Halle****Ref. 6521946**

Number of bedrooms: 4  
Number of bathrooms: 2  
Garages: 1

Surf. Living: 198m<sup>2</sup>  
Surf. Plot: 143m<sup>2</sup>  
Surf. terrace: 14m<sup>2</sup>  
Neighbourhood: residential area

PEB/EPB: 80kwh/m<sup>2</sup>/j

## Description

In a quiet and child-friendly street in Halle, you'll find this recent family home. The house is move-in ready and ideal for those who appreciate modern comfort, space, and a practical location close to everything you need. Upon entering, you are welcomed into a pleasant, light-filled living area where large windows create a warm, open atmosphere. The modern open kitchen connects seamlessly with the dining area and living room, offering a beautiful view of the sunny garden. With direct access to the terrace, this is the perfect spot to relax or host guests on a summer evening. Upstairs, the home offers four spacious bedrooms. There are two modern bathrooms: one with both a bathtub and a shower, and the second as a shower room. Additionally, the house includes a practical storage room and a garage, providing extra convenience in daily life. The location is a real asset. Within just a three-minute walk, you reach several bus stops with smooth connections to the city center and nearby towns. Halle train station is only 1.7 kilometers away, making this home particularly suitable for commuters. Schools, childcare, and supermarkets are all within a one-kilometer radius, ensuring you have everything close at hand without sacrificing peace and quality of living. Curious to discover this home for yourself? Feel free to contact us — we'll be happy to show you around. The provided information and mentioned surface areas are purely indicative and do not entail any legal commitment.

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## Financial

Price: € 495.000,00

VAT applied: No

Servitude: No

## Building

Habitable surface: 198,00 m<sup>2</sup>

Fronts: 2

Construction year: 2017

Type roof: Saddle roof

Orientation rear: North-west

Orientation facade: South-east

## Comfort

Furnished: No

Alarm: Yes

Videophone: Yes

Elevator: No

Air conditioning: Yes

Pool: No

## Energy

EPC score: 80 kWh/m<sup>2</sup>/year

EPC class: A

Double glazing: Yes

Windows: Aluminium

Heating type: Gas (centr. heat.)

Water tank: Yes

## Location

Environment: Residential area, central

School nearby: 1.000m

Shops nearby: 550m

Public transport nearby: 180m

Highway nearby: 2.000m

Sport center nearby: 650m

## Terrain

Ground area: 143,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: North-west

## Layout

Living room: 31,64 m<sup>2</sup>

Dining room: 20,81 m<sup>2</sup>

Kitchen: 17,10 m<sup>2</sup>, US hyper equipped

Bedroom 1: 19,70 m<sup>2</sup>

Bedroom 2: 19,70 m<sup>2</sup>

Bedroom 3: 20,40 m<sup>2</sup>

Bedroom 4: 20,40 m<sup>2</sup>

Bathroom type: All comfort

Shower rooms: 2

Toilets: 3

Terrace: 13,80 m<sup>2</sup>

Attic: Yes

## Technics

Electricity: Yes

## **Planning**

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

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: 1

Parkings inside: 1