

Basiliekstraat 58, 1500 Halle

**Phone number:** 02 307 80 70 **E-mail:** hello@claeswillems.be

# For sale -House

€ 316.007

Ernest Duezstraat 16, 1500 Halle

Ref. 6522033









Number of bedrooms: 2 Number of bathrooms: 1 Availability: at the contract Surf. Living: 136m<sup>2</sup> Surf. Plot: 123m<sup>2</sup>

Neighbourhood: near railway

station

# **Description**

There is currently no house on this plot. The house shown is only an example of what could be built here. At present, there is no building permit and no obligation to build. This gives you complete freedom to decide if, when, and what you would like to build. The example design illustrates how a cosy and functional home could look on this plot: a bright living space with open kitchen, dining area and lounge, a storage room and a separate toilet on the ground floor. The first floor offers two bedrooms, a bathroom and another toilet. The attic could be converted into an additional bedroom, office, or hobby room. What makes this plot unique is the flexibility: different types of homes are possible and you have the freedom to create your dream house when the time is right for you. The location is excellent: shops, schools and public transport are close by, yet the surroundings remain peaceful. Would you like to discover the possibilities of this plot and start planning your future home? Contact us today. Split purchase under VAT and registration duties.

### **Financial**

Price: € 316.007,00 VAT applied: Yes

Construction value: € 227.007,21

Value land: € 89.000,00 Available: At the contract

Servitude: No

## **Building**

Habitable surface: 136,00 m<sup>2</sup>

Fronts: 2

Construction year: 2025

Main area: 60 m² Front width: 5,00 m Type roof: Saddle roof

Orientation rear: North-west Orientation facade: South-east

### **Comfort**

Furnished: No Elevator: No

#### **Energy**

Double glazing: Yes Windows: Vinyl

Heating type: Hot air pump

Water tank: Yes

### Location

Environment: Near railway station, Suburb

School nearby: 850m Shops nearby: 450m

Public transport nearby: Yes

Highway nearby: Yes Sport center nearby: Yes

#### Terrain

Ground area: 123,00 m<sup>2</sup>
Width at the street: 5,00 m
Garden: Yes (63,00 m<sup>2</sup>)

Orientation terrace 1: North-west

#### Layout

Kitchen: Yes

Bathroom type: Shower and bath tub

Toilets: 2 Laundry: Yes Attic: Yes

#### **Technics**

Electricity: Yes Phone cables: Yes

#### **Planning**

Destination: Living zone Building permission: Yes Parcelling permission: No Right of pre-emption: No

Intimation: No P-score: A Summons: No

# **Parking**

Garage: 0

Parkings outside: 0 Parkings inside: 0