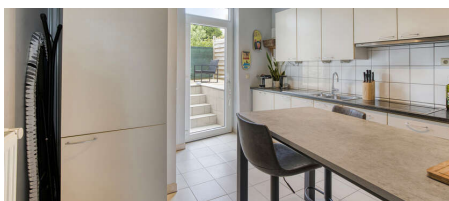


For sale - House

€ 245.000**Zuster Bernardastraat 55, 1500 Halle****Ref. 6545728**

Number of bedrooms: 2
Number of bathrooms: 1

Surf. Living: 100m²
Surf. Plot: 63m²
Neighbourhood: central

PEB/EPB: 251kwh/m²/j

Description

Welcome to this cozy, refreshed row house in downtown Halle. On the ground floor is the dining room, the kitchen (appliances renewed in the last 5 years), and a separate toilet. On the second floor you will find the smaller room (6.28m2), the bathroom with new floor, and a larger room (17m2), currently used as living room. Through this living room you then have the stairs to the attic, which is very charmingly arranged as a master bedroom. In addition, the house has a basement (16m2) and a cozy terrace/garden. You also get a new roof (2024) and a compliant electrical inspection. Option to purchase garage box in adjacent building. Close to everything downtown Halle has to offer and close to parking “De Gooikenaar”. Don't miss your chance to view this property, we look forward to welcoming you.

Financial

Price: € 245.000,00
VAT applied: No
Land registry income: € 530,00
Servitude: No

Building

Habitable surface: 100,00 m²
Fronts: 2
Construction year: 1918
Renovation: 2024
Number of floors: 2
Main area: 40 m²
Front width: 4,30 m
Orientation rear: South-west

Comfort

Furnished: No
Elevator: No

Energy

EPC score: 251 kWh/m²/year
EPC code: 20250519-0003604694-RES-1
EPC class: C
Double glazing: Yes
Heating type: Gas (centr. heat.)

Location

Environment: Central, city Center
School nearby: 100m
Shops nearby: 200m
Public transport nearby: 400m
Highway nearby: 850m
Sport center nearby: 1.200m

Terrain

Ground area: 63,00 m²
Width at the street: 4,30 m
Garden: Yes (20,00 m²)
Orientation terrace 1: South-west

Layout

Living room: 17,00 m²
Dining room: 16,30 m²
Kitchen: 13,60 m²
Bedroom 1: 22,68 m²
Bedroom 2: 6,28 m²
Bathroom type: Shower
Shower rooms: 1
Toilets: 1
Cellar: Yes

Technics

Electricity: Yes

Planning

Destination: Not disclosed
Building permission: Yes
Parcelling permission: Not disclosed
Right of pre-emption: No
Intimation: No

Flooding area: Not located in flood area

G-score:  D

P-score:  D

Summons: No

Ground certificate: Yes

Parking

Garage: 0

Parkings outside: 0

Parkings inside: 0