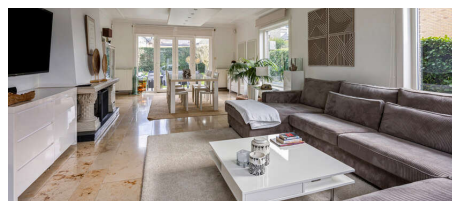
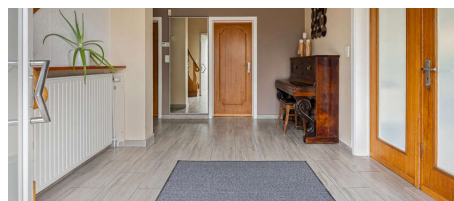


For sale - House

€ 640.000**Peter Benoitstraat 7, 1500 Halle****Ref. 6611852**

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

Surf. Living: 258m²
Surf. Plot: 626m²
Neighbourhood: quiet

PEB/EPB: 258kwh/m²/j

Description

Welcome to this spacious, renovated, and energy-efficient (EPC C) home with a large garden, located near the center of Halle. You are immediately greeted by the impressive entrance hall, which provides access to all the rooms on the ground floor. There is a separate toilet and access to the garage, as well as a room currently set up as an office but which could also serve as a bedroom. Finally, there is access to the kitchen and the living room. The spacious living room is ideal for relaxation and features large windows that let in plenty of natural light. The kitchen was renovated about five years ago and is fully equipped. Through the kitchen, you have access to the large garden, perfectly situated, ideal for relaxation and/or entertaining guests while enjoying the sunshine. On the first floor of the house, you will find the four spacious bedrooms, each with some storage space, the renovated bathroom with a bathtub, shower, and double sink, and finally, a separate toilet. Additionally, there is access to the attic, which can be used for extra storage or converted into a hobby room. The house also has a practical cellar. This home has been fully renovated, from the kitchen to the bathroom to the insulation of the exterior walls, floors, and roof. The windows have also been recently replaced. Central gas heating, and a favorable EPC certificate make this a very interesting property in a quiet neighborhood. Close to everything the center of Halle has to offer, yet far enough away, and just a stone's throw from shops, schools, and major roads. Don't miss the opportunity to visit this property and contact us. We look forward to welcoming you.

Financial

Price: € 640.000,00
VAT applied: No
Available: At the contract
Land registry income: € 2.285,00
Servitude: No

Building

Habitable surface: 258,00 m²
Fronts: 4
Construction year: 1964
Renovation: 2010
State: Good state
Number of floors: 2
Main area: 137 m²
Front width: 13,90 m
Orientation rear: South-east
Orientation facade: North-west

Comfort

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

Energy

EPC score: 258 kWh/m²/year
EPC code: 20250317-0003554905-RES-2
EPC class: C
Double glazing: Yes

Location

Environment: Quiet, Suburb
School nearby: 100m
Shops nearby: 400m
Public transport nearby: 100m
Highway nearby: 1.000m
Sport center nearby: 1.600m

Terrain

Ground area: 626,00 m²
Width at the street: 13,90 m
Garden: Yes (450,00 m²)
Orientation terrace 1: South-east

Layout

Kitchen: Yes, US hyper equipped
Bureau: Yes
Bathroom type: Shower and bath tub
Shower rooms: 1
Toilets: 2
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Living zone
Building permission: No

Windows: Wood

Heating type: Gas (centr. heat.)

Water tank: Yes

Parcelling permission: No

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
20/03/2025

Intimation: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Parking

Garage: 1

Parkings outside: 1

Parkings inside: 1