

For sale - House

€ 245.000**Steenstraat 9, 1500 Halle****Ref. 6644404**

Number of bedrooms: 2
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 128m²
Surf. Plot: 755m²
Neighbourhood: residential area

PEB/EPB: 798kwh/m²/j

Description

Welcome to this house to renovate on a prime location in Halle. On the ground floor you will find the entrance hall, followed by the spacious living room. Behind it is the spacious kitchen. Adjacent to the kitchen are the bathroom and a useful storage room. On the second floor there are two spacious bedrooms. One of the bedrooms gives access to the attic, which can be used as an extra bedroom, hobby room or storage space. The house also has a practical cellar. A big plus is the large garden, ideal for receiving guests or relaxing in the sun. In short, a very nice renovation project for people who want to give new life to this house in the ideal location. Don't miss your chance and contact us for a viewing. We look forward to welcoming you.

Financial

Price: € 245.000,00

VAT applied: No

Available: At the contract

Land registry income: € 503,00

Servitude: No

Building

Habitable surface: 128,00 m²

Fronts: 3

Construction year: 1932

State: To be renovated

Number of floors: 2

Orientation rear: East

Orientation facade: West

Comfort

Furnished: No

Elevator: No

Pool: No

Energy

EPC score: 798 kWh/m²/year

EPC code: 20250530-0003613778-RES-1

EPC class: F

Location

Environment: Residential area, central

School nearby: 2.600m

Shops nearby: 750m

Public transport nearby: 150m

Highway nearby: 500m

Sport center nearby: 1.500m

Terrain

Ground area: 755,00 m²

Garden: Yes (669,00 m²)

Layout

Living room: 16,00 m²

Dining room: 13,70 m²

Kitchen: 25,60 m²

Bedroom 1: 17,70 m²

Bedroom 2: 14,00 m²

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 2

Laundry: Yes

Cellar: Yes

Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
05/06/2025

Intimation: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Water-sensitive open space area: No

Summons: No

Ground certificate: Yes

Parking

Parkings inside: No