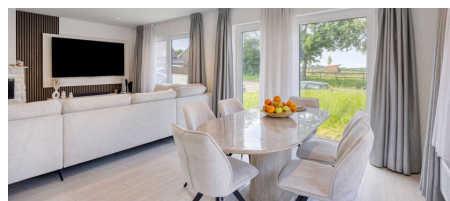
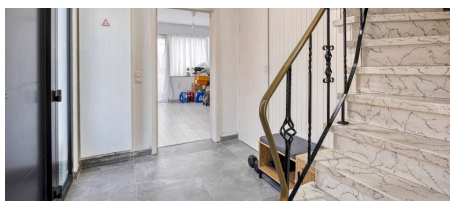


For sale - House

€ 418.000

Edingensesteenweg 633, 1500 Halle

Ref. 6762567



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 2

Availability: tbd with the tenant

Surf. Living: 175m²

Surf. Plot: 467m²

Neighbourhood: Suburb

PEB/EPB: 315kwh/m²/j

Description

Welcome to this charming renovated half-open house. We enter through the entrance hall, which leads to the living area on the one hand, and on the other to a spacious room that can be used as desired (office, bedroom, storage room). The spacious living room is bathed in natural light through the many windows and has a classy feel. Adjacent is the kitchen, which received a new stove in 2024. On the second floor we find the 3 bedrooms, one with its own dressing room and the stylishly renovated bathroom (2024). Outside the main house are still the porch, which leads to the large terrace, 2 garages and a garden, both in front of the house and at the back. No renovation obligation, compliant electricity inspection. Close to stores, all that downtown Halle has to offer, and major highways. Don't miss your chance and feel free to request a visit. We look forward to welcoming you.

Financial

Price: € 418.000,00
VAT applied: No
Available: Tbd with the tenant
Land registry income: € 1.355,00
Servitude: No

Building

Habitable surface: 175,00 m²
Fronts: 3
Construction year: 1969
Number of floors: 2
Main area: 101 m²
Front width: 7,50 m
Orientation rear: South-east
Orientation facade: North-west

Comfort

Furnished: No
Elevator: No
Pool: No

Energy

EPC score: 315 kWh/m²/year
EPC code: 20210811-0002447691-RES-1
EPC class: D
Double glazing: Yes
Windows: Steel
Heating type: Gas (centr. heat.)

Location

Environment: Suburb
School nearby: 2.200m
Shops nearby: 1.000m
Public transport nearby: 50m
Highway nearby: 214m
Sport center nearby: 2.100m

Terrain

Ground area: 467,00 m²
Garden: Yes
Orientation terrace 1: South-east

Layout

Living room: 43,50 m²
Kitchen: 9,60 m², US semi fitted
Bureau: 13,80 m²
Bedroom 1: 13,70 m²
Bedroom 2: 12,70 m²
Bedroom 3: 9,60 m²
Bathroom type: Shower in bath
Shower rooms: 1
Toilets: 2
Laundry: Yes
Attic: Yes

Technics

Electricity: Yes

Planning

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

Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
22/06/2025
Intimation: Not disclosed
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Ground certificate: Yes

Parking

Garage: 2
Parkings outside: 2
Parkings inside: 2