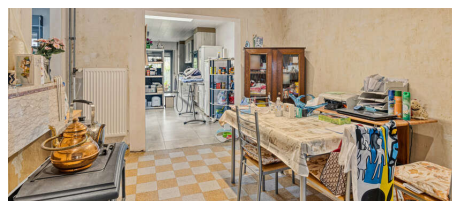
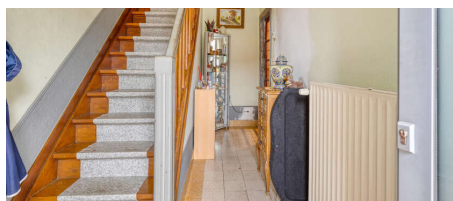
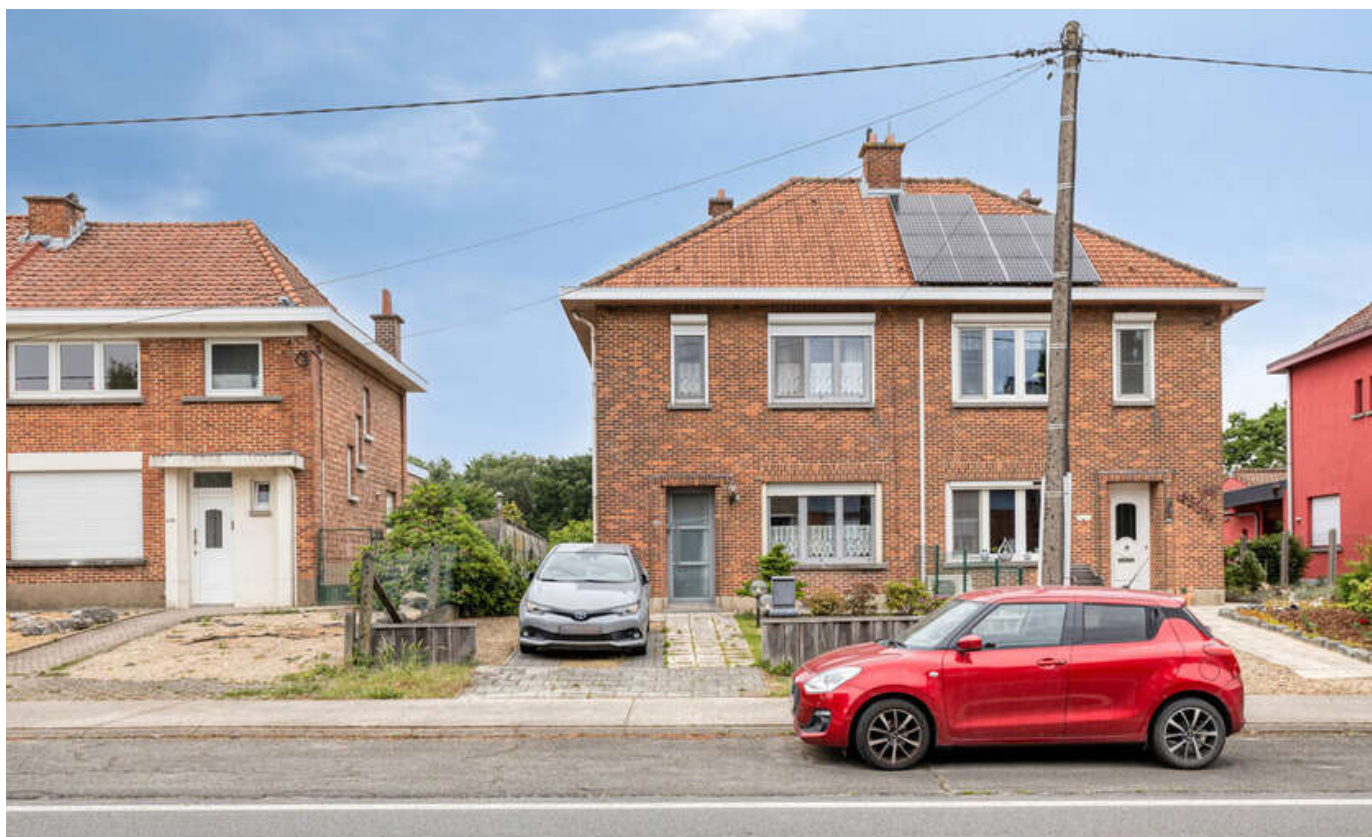


**For sale -
House****€ 350.000****Ninoofsesteenweg 402, 1500 Halle****Ref. 6789558**

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

Surf. Living: 140m²
Surf. Plot: 433m²
Neighbourhood: Suburb

PEB/EPB: 348kwh/m²/j

Description

Welcome to this halfopen home near the center of Halle. Through the entrance hall you enter the living space, which needs refreshing. Adjacent you find the more recent extension (2014), with fully installed kitchen and a handy storage room. On the second floor you will find 2 bedrooms, one extra room that can be used as an office and the bathroom with shower. Great asset to this property is of course the beautiful, large garden, ideal for relaxing. The property is located a stone's throw from everything the center of Halle has to offer, and close to major highways. Don't miss your chance to view this one, we look forward to welcoming you.

Financial

Price: € 350.000,00

VAT applied: No

Available: At the contract

Land registry income: € 973,00

Servitude: No

Building

Habitable surface: 140,00 m²

Fronts: 3

Construction year: 1948

Number of floors: 2

Main area: 114 m²

Front width: 6,30 m

Orientation rear: North

Orientation facade: South

Comfort

Furnished: No

Elevator: No

Pool: No

Energy

EPC score: 348 kWh/m²/year

EPC code: 20250521-0003606502-RES-1

EPC class: D

Double glazing: Yes

Water tank: Yes

Location

Environment: Suburb

School nearby: 2.200m

Shops nearby: 2.400m

Public transport nearby: 50m

Highway nearby: 2.800m

Sport center nearby: 1.900m

Terrain

Ground area: 433,00 m²

Width at the street: 7,40 m

Garden: Yes (335,00 m²)

Orientation terrace 1: North

Layout

Living room: 12,00 m²

Dining room: 14,00 m²

Kitchen: 24,00 m², US hyper equipped

Bureau: 6,00 m²

Bedroom 1: 12,00 m²

Bedroom 2: 14,00 m²

Bathroom type: Shower

Shower rooms: 1

Toilets: 2

Laundry: Yes

Cellar: Yes

Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: Not disclosed

Right of pre-emption: No

Asbestos inventory certificate: Yes
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Ground certificate: Yes

Parking

Garage: 0
Parkings outside: 1
Parkings inside: No