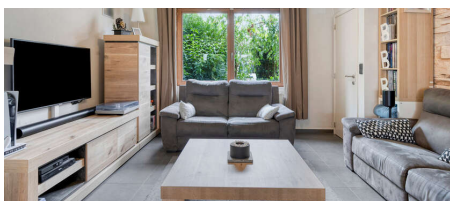
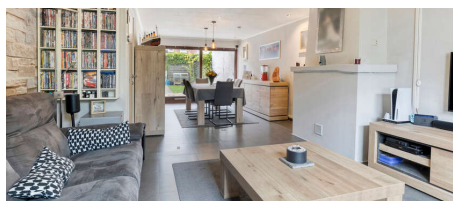
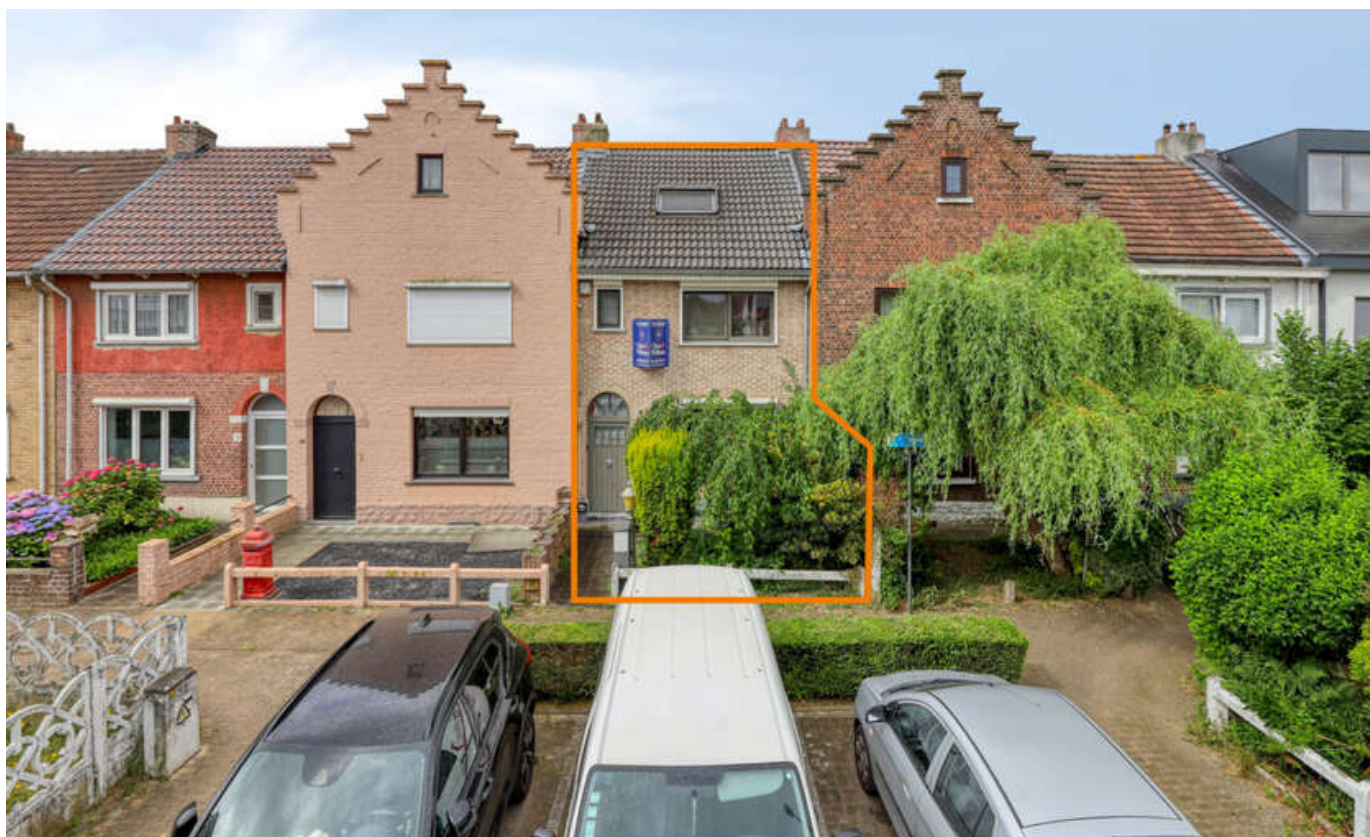


For sale - House

€ 299.000**Pioenenlaan 8, 1500 Halle****Ref. 6829968**

Number of bedrooms: 3
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 118m²
Surf. Plot: 146m²
Neighbourhood: residential area

PEB/EPB: 284kwh/m²/j

Description

Welcome to this move-in ready home, located in a quiet and sought after area of Halle and with a living area of 118 m². Upon entering, you enter a compact entrance hall where the staircase to the 1st floor is located. Through this entrance you enter the cozy living space, which turns into the dining area. The kitchen, fully equipped with quality appliances, is located in a separate room. The living space has large windows on both sides, letting in lots of natural light. There is also a separate toilet. On the second floor there are two bedrooms and a well-kept bathroom, equipped with a bath, (with shower head) and a toilet. The attic floor is already finished with a fixed staircase and furnished as a full room. The house has a pleasant, low-maintenance garden with a terrace where it is pleasant to stay. At the back, there is also a practical storage space, ideal for storing bicycles or garden equipment. This house combines a good location with functional spaces for those looking for a new home in Halle. In short, the ideal home to take a look at, with icing on the cake a basement, recently renewed roof (2017), solar panels (2021) and a compliant electrical inspection. Don't miss your chance and contact us now for a visit. We look forward to welcoming you.

Financial

Price: € 299.000,00
VAT applied: No
Available: At the contract
Land registry income: € 656,00

Building

Habitable surface: 118,00 m²
Fronts: 2
Construction year: 1930
Renovation: 2016
Main area: 59 m²
Orientation rear: South-west
Orientation facade: North-east

Comfort

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

Energy

EPC score: 284 kWh/m²/year
EPC code: 20250623-0003630977-RES-1
EPC class: C
Double glazing: Yes
Heating type: Gas (centr. heat.)

Location

Environment: Residential area, quiet
School nearby: 500m
Shops nearby: 500m
Public transport nearby: 300m
Highway nearby: 1.000m
Sport center nearby: 1.600m

Terrain

Ground area: 146,00 m²
Width at the street: 4,90 m
Garden: Yes (82,00 m²)
Orientation terrace 1: North-west

Layout

Kitchen: Yes, fully fitted
Bathroom type: Shower in bath
Shower rooms: 1
Toilets: 2
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Asbestos inventory certificate: Yes

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: B

Ground certificate: Yes

Parking

Garage: 0

Parkings outside: 0

Parkings inside: 0