

For sale - House

€ 545.000

Balthazarstraat 36, 1500 Halle

Ref. 7220716



Number of bedrooms: 4
Number of bathrooms: 2
Availability: to be agreed upon

Surf. Living: 281m²
Surf. Plot: 455m²
Neighbourhood: Suburb

PEB/EPB: 118kwh/m²/j

Description

Welcome to this charming, energy-efficient three-sided house in Halle. The ground floor was converted in 2019 into a fully equipped separate living unit. This separate living unit consists of one bedroom, a bathroom with a double sink and walk-in shower, a practical storage/laundry room, and a pleasant, spacious living area. In this living area, you'll find a high-quality kitchen with a cooking island, fully equipped with top-of-the-line appliances. Through the large sliding window, which lets in plenty of natural light, you have access to the cozy garden. Layout of the rest of the home: on the first floor, you'll find the second living area. This spacious, open living area also features a fully equipped kitchen with a cooking island. Ideal for those who enjoy cooking in comfort. Surrounded by large windows, this living area is bathed in natural light. The hardwood floors and wood-burning stove add to the charm of the space. On the second floor, there are 3 bedrooms, 2 of which are currently used as offices. You'll also find a walk-in closet and the bathroom here. This bathroom features both a bathtub and a shower. Finally, there is the attic floor. This spacious floor can easily be converted into an extra bedroom, a hobby room, or kept as additional storage space. Outside, we find the cozy, southwest-facing garden. Ideal for those who enjoy entertaining guests and relaxing in nature. The house was built in 1994 and has undergone several energy-efficient renovations since then, resulting in a favorable EPC "B" rating. Asbestos-safe. The house is ideally located, close to shops, major roads, and everything the center of Halle has to offer. Don't miss this opportunity—schedule your visit today. We look forward to welcoming you.

Financial

Price: € 545.000,00
VAT applied: No
Available: To be agreed upon
Land registry income: € 2.152,00
Servitude: No

Building

Habitable surface: 281,00 m²
Fronts: 3
Construction year: 1994
Renovation: 2018
Main area: 83 m²
Orientation rear: South-west
Orientation facade: North-east

Comfort

Furnished: No
Elevator: No
Air conditioning: No
Pool: No

Energy

EPC score: 118 kWh/m²/year
EPC code: 20260116-0003777373-RES-1
EPC class: B
Double glazing: Yes
Heating type: Gas (centr. heat.)
Water tank: Yes

Location

Environment: Suburb
School nearby: 50m
Shops nearby: 400m
Public transport nearby: 100m
Highway nearby: 1.000m
Sport center nearby: 1.600m

Terrain

Ground area: 455,00 m²
Width at the street: 10,20 m
Garden: Yes (348,00 m²)
Orientation terrace 1: South-west

Layout

Kitchen: Yes, hyper equipped
Veranda: No
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 3
Laundry: Yes
Cellar: No
Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Living zone
Building permission: Yes
Parcelling permission: Not disclosed
Right of pre-emption: No
Obligation to renovate: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
19/01/2026
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: 2
Parkings inside: 0