

For sale - House

€ 508.000**Ninoofsesteenweg 399, 1500 Halle****Ref. 7276679**

Number of bedrooms: 3
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 207m²
Surf. Plot: 265m²
Surf. terrace: 22m²
Neighbourhood: Suburb

PEB/EPB: 91kwh/m²/j
Glazing type: thermic and
acoustic isol.

Description

This ready-to-move-in home offers a practical layout and pleasant living spaces with plenty of natural light. The kitchen is equipped with a gas stove, ideal for those who enjoy cooking and value an authentic cooking experience. On the first floor, there are two comfortable bedrooms, along with a separate bathroom. The second floor features a spacious room with a dressing room and a private bathroom. Thanks to the window in the bathroom, you can enjoy an unobstructed view while showering—a nice detail that adds extra charm to this floor. The house has a garage and a storage room, ideal for extra storage space. In addition, there are solar panels and connections for a charging station, making the house energy efficient and ready for electric driving. The landscaped garden offers plenty of light, unobstructed views, and access to the house, making it possible to enter via the garden. On the terrace, you can enjoy comfort thanks to the electric sunshades. Parking is easy on the private driveway. All amenities are nearby, making shops, bus stops, and the train station quickly and easily accessible. This home combines comfort, practical amenities, and a well-thought-out layout and is completely move-in ready—ready to make it your new home.

Financial

Price: € 508.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.083,00
Indexed land registry income: € 1.083,00
Servitude: No

Building

Habitable surface: 207,00 m²
Fronts: 2
Construction year: 1952
Renovation: 2015
State: Good state
Number of floors: 3
Main area: 83 m²
Front width: 5,50 m
Type roof: Saddle roof
Orientation rear: South
Orientation facade: North

Comfort

Furnished: No
Videophone: Yes
Elevator: No
Pool: No

Energy

EPC score: 91 kWh/m²/year
EPC code: 20251111-0003728440-RES-1
EPC class: A
Glazing type: Thermic and acoustic isol.

Location

Environment: Suburb, Free sight
School nearby: 1.200m
Shops nearby: 1.200m
Public transport nearby: 110m
Sport center nearby: 1.600m

Terrain

Ground area: 265,00 m²
Width at the street: 5,50 m
Garden: Yes (167,00 m²)
Orientation terrace 1: South

Layout

Living room: 24,00 m²
Dining room: 14,00 m²
Kitchen: 15,00 m², US fully fitted
Bedroom 1: 14,60 m²
Bedroom 2: 13,70 m²
Bedroom 3: 19,00 m²
Bathroom type: All comfort
Shower rooms: 1
Toilets: 2
Terrace: 22,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes
Phone cables: Yes

Windows: Aluminium or pvc
Heating type: Gas (centr. heat.)
Water tank: Yes

Planning

Destination: Rural residential area
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
11/11/2025
Intimation: Not disclosed
Summons: No
Ground certificate: Yes

Parking

Garage: 1
Parkings outside: 2
Parkings inside: 1