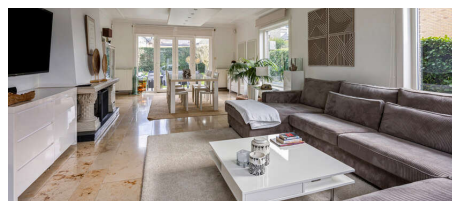
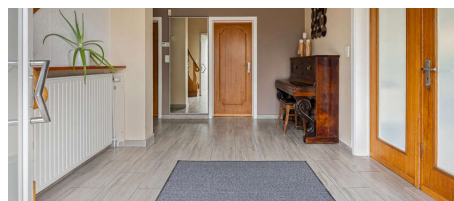


For sale - House

€ 640.000**Peter Benoitstraat 7, 1500 Halle****Ref. 6611852**

Number of bedrooms: 4
Number of bathrooms: 1
Garages: 1
Availability: at the contract

Surf. Living: 258m²
Surf. Plot: 626m²
Neighbourhood: quiet

PEB/EPB: 258kwh/m²/j

Description

House for sale in Halle with large garden, extension potential and EPC C Spacious house located near the centre of Halle, in a quiet and easily accessible area. The property is situated on two building plots, offering potential for extension or additional construction, subject to obtaining the required planning permissions. On the ground floor, the house features a spacious entrance hall, a separate toilet, access to the garage, a room suitable as a home office or bedroom, and a bright living area connected to the fully equipped kitchen, which was renovated approximately five years ago. The kitchen provides access to the large garden. The first floor comprises four bedrooms, a bathroom with bathtub, shower and double washbasin, and a separate toilet. This level also offers access to the attic, suitable for additional storage or further development. The property also includes a cellar. Over the years, important renovations have been carried out, including the kitchen, bathroom, windows and insulation (cavity walls, floors and roof). The house is equipped with gas central heating. EPC rating: C. Conveniently located close to shops, schools and main access roads, and within easy reach of the centre of Halle.

Financial

Price: € 640.000,00
VAT applied: No
Available: At the contract
Land registry income: € 2.285,00
Servitude: No

Building

Habitable surface: 258,00 m²
Fronts: 4
Construction year: 1964
Renovation: 2010
State: Good state
Number of floors: 2
Main area: 137 m²
Front width: 13,90 m
Orientation rear: South-east
Orientation facade: North-west

Comfort

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

Energy

EPC score: 258 kWh/m²/year
EPC code: 20250317-0003554905-RES-2
EPC class: C
Double glazing: Yes
Windows: Wood
Heating type: Gas (centr. heat.)
Water tank: Yes

Location

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

Terrain

Ground area: 626,00 m²
Width at the street: 13,90 m
Garden: Yes (450,00 m²)
Orientation terrace 1: South-east

Layout

Kitchen: Yes, US hyper equipped
Bureau: Yes
Bathroom type: Shower and bath tub
Shower rooms: 1
Toilets: 2
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Living zone
Building permission: No
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
20/03/2025

Intimation: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Parking

Garage: 1

Parkings outside: 1

Parkings inside: 1