

**For sale -
House****€ 640.000****Peter Benoitstraat 7, 1500 Halle****Ref. 6611852**

Number of bedrooms: 4

Surf. Living: 258m²PEB/EPB: 258kwh/m²/j

Number of bathrooms: 1

Surf. Plot: 626m²

Garages: 1

Neighbourhood: quiet

Availability: at the contract

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

Location

Environment: Quiet, Suburb

School nearby: 100m

Shops nearby: 400m

Public transport nearby: 100m

Highway nearby: 1.000m

Sport center nearby: 1.600m

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

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

Comfort

Furnished: No

Alarm: Yes

Elevator: No

Pool: No

Technics

Electricity: Yes

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

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