

**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: 258m<sup>2</sup>  
Surf. Plot: 626m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 258kwh/m<sup>2</sup>/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.

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## 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 m<sup>2</sup>  
Fronts: 4  
Construction year: 1964  
Renovation: 2010  
State: Good state  
Number of floors: 2  
Main area: 137 m<sup>2</sup>  
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/m<sup>2</sup>/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 m<sup>2</sup>  
Width at the street: 13,90 m  
Garden: Yes (450,00 m<sup>2</sup>)  
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  
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