

## For sale - House

€ 335.000

Koningin Elisabethlaan 17, 1500  
Halle

Ref. 7642551 



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

Surf. Living: 171m<sup>2</sup>  
Surf. Plot: 238m<sup>2</sup>  
Neighbourhood: quiet

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

# Description

Welcome to this charming home with renovation potential, ideally located in Halle. You are welcomed into the spacious entrance hall, which provides access to the large garage and the storage/laundry room. On the first floor, you will find the living area and the kitchen. The living room is surrounded by large windows that allow plenty of natural light to enter. The spacious kitchen offers ample room for comfortable cooking. From this floor, you also have access to the terrace/garden. On the second floor, there are three spacious bedrooms, each benefiting from plenty of natural light, as well as the bathroom equipped with a bathtub and washbasin. In addition, the property features a large attic with possibilities for conversion or extra storage space. The house also boasts a very charming garden, and its location is an absolute major asset. Situated in a quiet residential neighborhood, close to everything the center of Halle has to offer, as well as amenities and main access roads. The roof was completely renovated in 2018, contributing to a favorable EPC rating of C. Do not miss the opportunity to visit this property and schedule your viewing today. We look forward to welcoming you.

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## Financial

Price: € 335.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 941,00  
Servitude: No

## Building

Habitable surface: 171,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1967  
Front width: 6,00 m

## Comfort

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

## Energy

EPC score: 258 kWh/m<sup>2</sup>/year  
EPC code: 20260510-00038646969-RES-1  
EPC class: C  
Windows: Wood or pvc  
Heating type: Gas (centr. heat.)  
Water tank: Yes

## Location

Environment: Quiet, residential area  
School nearby: 880m  
Shops nearby: 150m  
Public transport nearby: 100m  
Highway nearby: 1.500m  
Sport center nearby: 1.400m

## Terrain

Ground area: 238,00 m<sup>2</sup>  
Width at the street: 6,00 m  
Garden: Yes

## Layout

Kitchen: Yes  
Veranda: No  
Bathroom type: Shower in bath  
Shower rooms: 1  
Toilets: 2  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

## Technics

Electricity: Yes

## Planning

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Management measures recorded in the register of measures: No

## **Parking**

Garage: 1

Parkings outside: 1

Parkings inside: 1