

For sale - House

€ 415.000

Isidore Devilléstraat 49, 1500 Halle

Ref. 7658971



Number of bedrooms: 3
Number of bathrooms: 1
Availability: to be agreed upon

Surf. Living: 185m²
Surf. Plot: 1358m²
Neighbourhood: residential area

PEB/EPB: 221kwh/m²/j

Description

This move-in ready home is located in the quiet and sought-after area of Essenbeek, close to shops, schools, public transport and with easy access to the main roads. Thanks to its spacious garden and practical layout, this property is the ideal family home. We enter the property through the entrance hall with separate toilet and continue into the pleasant living area with lounge and dining room. Adjacent is the kitchen, which offers direct access to the terrace and spacious garden, where you can enjoy peace and privacy. The ground floor also features a bathroom with practical storage space. On the first floor, there are two spacious bedrooms and an office, ideal as a home office or hobby room. Taking the stairs to the second floor, we find another spacious bedroom with dressing area. Finally, the property also benefits from a cellar providing plenty of storage space, as well as an attic offering additional storage possibilities. This charming home combines space, comfort and a convenient location, making it the ideal property for families looking for pleasant living in Essenbeek.

Financial

Price: € 415.000,00
VAT applied: No
Available: To be agreed upon
Available date: 01 January 2027
Land registry income: € 523,00
Servitude: No

Building

Habitable surface: 185,00 m²
Fronts: 2
Construction year: 1929
Orientation rear: North-east
Orientation facade: South-west

Comfort

Furnished: No

Energy

EPC score: 221 kWh/m²/year
EPC code: 20251230-0003767620-RES-1
EPC class: C
Double glazing: Yes
Heating type: Condensation

Location

Environment: Residential area
School nearby: 220m
Shops nearby: 1.000m
Public transport nearby: 140m
Highway nearby: 550m
Sport center nearby: 1.000m

Terrain

Ground area: 1.358,00 m²
Garden: Yes
Orientation terrace 1: North-east

Layout

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

Technics

Electricity: Yes
Phone cables: Yes

Planning

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

Asbestos inventory certificate creation date:
23/12/2025

Intimation: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Water-sensitive open space area: No

Ground certificate: Yes

Parking

Garage: 0

Parkings outside: 0

Parkings inside: 0