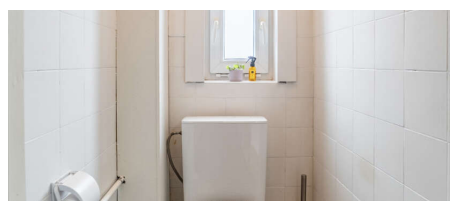
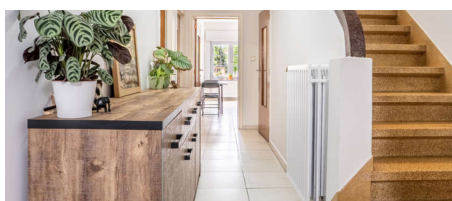


**For sale -  
House****€ 360.000**

Jubellaan 42, 1500 Halle

**Ref. 7666387**

Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 131m<sup>2</sup>Surf. Plot: 384m<sup>2</sup>

Neighbourhood: residential area

PEB/EPB: 332kwh/m<sup>2</sup>/j

# Description

This move-in ready home is ideally located in Halle, close to shops, schools, public transport, playgrounds and with easy access to the main roads. Thanks to its spacious garden, garage and practical layout, this property is the ideal family home. We enter the property through the entrance hall with separate toilet and walk past the kitchen into the pleasant living and dining area. Thanks to the large windows, this space enjoys plenty of natural light and offers direct access to the terrace and spacious garden, where you can fully relax and enjoy the outdoor space. On the first floor, we find three bedrooms and a bathroom equipped with a bathtub with shower function, washbasin and toilet. The property also benefits from a spacious attic with plenty of potential, accessible through a hatch. Finally, the house also features a cellar providing ample storage space, a garage and a parking space. This charming home combines space, comfort and a convenient location, making it the ideal property for families looking for pleasant living in Halle.

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## Financial

Price: € 360.000,00

Available: At the contract

Land registry income: € 832,00

Servitude: No

## Building

Habitable surface: 131,00 m<sup>2</sup>

Fronts: 2

Construction year: 1958

State: Good state

Number of floors: 3

Orientation rear: South-west

Orientation facade: North-east

## Comfort

Furnished: No

Elevator: No

## Energy

EPC score: 332 kWh/m<sup>2</sup>/year

EPC code: 20260517-0003871216-RES-1

EPC class: D

Double glazing: Yes

Heating type: Condensation

## Location

Environment: Residential area, quiet

School nearby: 600m

Shops nearby: 600m

Public transport nearby: 600m

Highway nearby: 850m

Sport center nearby: 600m

Beach nearby: No

## Terrain

Ground area: 384,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: South-west

## Layout

Kitchen: Yes, semi fitted

Bureau: Yes

Veranda: Yes

Bathroom type: Shower and bath tub

Toilets: 2

Cellar: Yes

Attic: Yes

## Technics

Electricity: Yes

Phone cables: Yes

## Planning

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Obligation to renovate: No

Asbestos inventory certificate: Yes  
Intimation: Not disclosed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Water-sensitive open space area: No  
Ground certificate: Yes

## **Parking**

Garage: 1  
Parkings outside: 1  
Parkings inside: 1