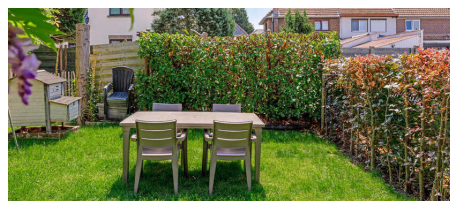
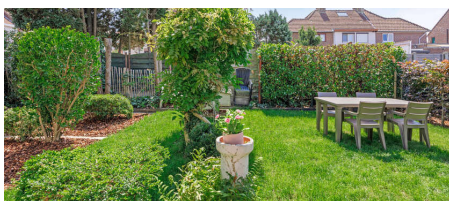
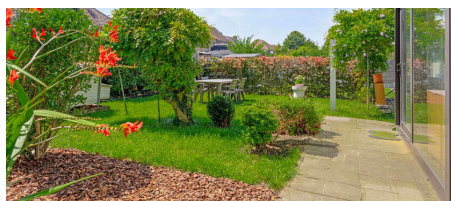


For sale - House

€ 298.000**Nijvelsesteenweg 74, 1500 Halle****Ref. 7771997**

Number of bedrooms: 3
Number of bathrooms: 1

Surf. Living: 126m²
Surf. Plot: 326m²

PEB/EPB: 384kwh/m²/j

Description

Characterful semi-detached house with 3 bedrooms, a usable floor area of 126 m² (according to the EPC), a 320 m² plot, a pleasant garden and a private parking space. Ideally located in a quiet and highly sought-after residential area of Halle, in a one-way street and within walking distance of the railway station, shops and schools. Thanks to its EPC label D, there is no renovation obligation. This property is an excellent opportunity, both as a family home and as an investment. The property has undergone extensive renovations in recent years. In 2021, the attic was converted and a water softener was installed. In 2022, the entire roof was renewed, including the roof tiles, underlay, gutters and all finishing works. In 2024, the bathroom was completely renovated and now features a spacious walk-in shower, a corner bathtub with air massage, LED lighting, designer taps and a designer radiator. In the same year, the electrical installation was certified compliant, valid until 2049. The property also benefits from a pleasant garden and a private parking space. The major structural renovations have already been completed, meaning the main investments are behind you. Some interior finishing and cosmetic updates remain possible, allowing you to personalise the home according to your own taste and lifestyle. The property is also an attractive investment opportunity. It is currently rented for €1,200 per month, providing an immediate rental income. Should you wish to occupy the property yourself, the lease can be terminated for owner occupation, subject to the statutory six-month notice period.

Financial

Price: € 298.000,00

Building

Habitable surface: 126,00 m²
Fronts: 3
Renovation: 2022
Front width: 6,50 m
Orientation rear: South-west
Orientation facade: North-east

Comfort

Alarm: No
Videophone: No
Air conditioning: No
Pool: No

Security

Access control: No

Energy

EPC score: 384 kWh/m²/year
EPC code: 20241014-0003412541-RES-1
EPC class: D
Double glazing: Yes
Heating type: Condensation

Location

School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes

Terrain

Ground area: 326,00 m²
Width at the street: 15,60 m
Garden: Yes (132,00 m²)

Layout

Kitchen: Yes
Veranda: Yes
Bathroom type: Shower and bath tub
Shower rooms: 1
Toilets: 1
Cellar: Yes
Attic: No

Technics

Electricity: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Obligation to renovate: No
Intimation: Not disclosed

G-score: A

P-score: B