

Basiliekstraat 58, 1500 Halle

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For sale -House

Brakelsesteenweg 278, 9400 Ninove

€ 480.000

Ref. 7059770









Number of bedrooms: 2 Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 188m² Surf. Plot: 1535m²

Neighbourhood: countryside view

PEB/EPB: 420kwh/m²/j

Description

This charming bungalow combines an open setting with stunning views over the surrounding fields. Inside, you'll find a bright living room with large windows, a fitted kitchen, two comfortable bedrooms and a functional bathroom with separate toilet. The veranda provides an inviting extra living space, allowing you to enjoy the greenery around the home in every season. The property is fully basemented and includes an integrated garage, offering both secure parking and plenty of extra space for storage, hobbies or a workshop. On top of that, a spacious insulated attic provides great potential for creating an additional bedroom, office or leisure room. The plot of over 1,500 m² features a sunny garden with open views of the surrounding nature, creating a real sense of space both indoors and outdoors. Thanks to its central location, shops, schools and public transport are all within easy walking distance. This bungalow is available at deed and offers a solid foundation with plenty of potential to adapt entirely to your needs.

Financial

Price: € 480.000,00

Available: At the contract

Land registry income: € 857,00

Servitude: No

Building

Habitable surface: 188,00 m²

Fronts: 4

Construction year: 1967
State: To be refreshed
Main area: 110 m²
Front width: 11,00 m
Type roof: Tent roof
Orientation rear: South
Orientation facade: North

Comfort

Furnished: No Elevator: No Pool: No

Security

Access control: Yes

Access control type: Fence

Energy

EPC score: 420 kWh/m²/year

EPC code: 0003659930

EPC class: E

EPC co2 emission: 15679 Double glazing: Yes

Windows: Aluminium or pvc

Location

Environment: Countryside view, Free sight

School nearby: 1.500m Shops nearby: 300m

Public transport nearby: 60m Highway nearby: 2.500m Sport center nearby: 900m

Terrain

Ground area: 1.535,00 m² Width at the street: 23,00 m

Garden: Yes

Orientation terrace 1: South

Layout

Living room: 25,00 m²

Kitchen: 13,00 m2, fully fitted

Veranda: Yes

Bedroom 1: 14,00 m² Bedroom 2: 14,00 m²

Bathroom type: Shower in bath

Shower rooms: 1

Toilets: 1 Laundry: Yes Cellar: Yes Attic: Yes

Technics

Electricity: Yes Phone cables: Yes

Planning

Destination: Agricultural zone

Heating type: Gas (centr. heat.)

Building permission: Yes Parcelling permission: Yes Right of pre-emption: No Obligation to renovate: Yes

Asbestos inventary certificate: Yes

Asbestos inventary certificate creation date:

08/08/2025

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A P-score: A Summons: No

Ground certificate: Yes

Parking

Garage: 1

Parkings outside: 5 Parkings inside: 1