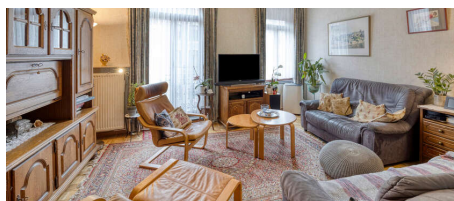


For sale - Maison de maitre

€ 347.000**Brusselsesteenweg 121, 1500 Halle****Ref. 6963952**

Number of bedrooms: 4
Number of bathrooms: 1
Garages: 1
Availability: at the contract

Surf. Living: 245m²
Surf. Plot: 388m²
Neighbourhood: central

PEB/EPB: 543kwh/m²/j

Description

Welcome to this charming mansion in the center of Halle. You are welcomed into the large entrance hall, which leads to a practical, beautifully lit space overlooking the garden, which can be used for a liberal profession or as office space. There is also a small storage room here. The stairs lead to the living area. On the mezzanine floor, you will find a handy storage room. On the first floor is the large, open living room, surrounded by windows that let in plenty of natural light. Adjacent to this is the spacious kitchen, which is fully equipped with high-quality appliances and an impressive granite worktop. Here too, there is plenty of natural light thanks to the adjoining veranda. On the second floor, there are three bedrooms, with the possibility of transforming two of these bedrooms into one larger bedroom, and the bathroom, with a sink, bath, and shower. Finally, we arrive at the third floor, where the attic has been transformed into a fully-fledged fourth bedroom, with Velux windows that also let in plenty of natural light. There is also plenty of storage space on either side of this room. The house also has a small basement, a very large garage, and a charming, well-maintained garden with a garden shed. This garden opens onto a footpath behind the house, ideal for cycling. A compliant electrical inspection is also included. Don't miss your chance to visit this property and request your visit now. We look forward to seeing you.

Financial

Price: € 347.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.130,00
Servitude: No
Liberal profession possible: Yes

Location

Environment: Central, city Center
School nearby: 500m
Shops nearby: 500m
Public transport nearby: 50m
Highway nearby: 2.000m
Sport center nearby: 850m

Building

Habitable surface: 245,00 m²
Fronts: 2
Construction year: 1890
Renovation: 1990
Number of floors: 3
Front width: 5,50 m
Orientation rear: North-east

Terrain

Ground area: 388,00 m²
Width at the street: 5,50 m
Garden: Yes (316,00 m²)
Orientation terrace 1: North-east

Comfort

Furnished: No
Alarm: Yes
Elevator: No
Pool: No

Layout

Kitchen: Yes, US hyper equipped
Bureau: Yes
Veranda: Yes
Bathroom type: Shower and bath tub
Shower rooms: 1
Toilets: 2
Laundry: Yes
Cellar: Yes
Attic: Yes

Energy

EPC score: 543 kWh/m²/year
EPC code: 20250728-0003654217-RES-1
EPC class: F
Double glazing: Yes
Windows: Wood or pvc
Heating type: Gas (centr. heat.)

Technics

Electricity: Yes

Planning

Destination: Not disclosed

Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: No
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Intimation: No
G-score: B
P-score: B
Summons: No
Ground certificate: Yes

Parking

Garage: 1
Parkings outside: 0
Parkings inside: 1