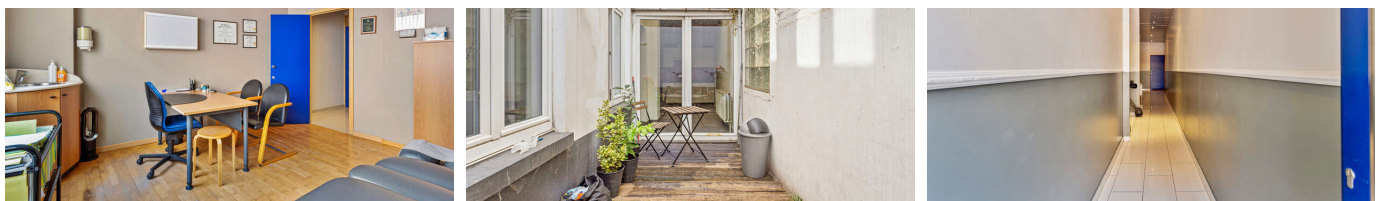


## For sale - Offices

**€ 125.000**

**Basiliekstraat 134, 1500 Halle**

**Ref. 6188386**



Availability: at the contract

Surf. Living: 102m<sup>2</sup>

Neighbourhood: central

# Description

Welcome to the centre of Halle. This practice space was formerly used as a chiropractor's practice. The entire ground floor consists of the practice room itself, two changing cabins for clients, a waiting room, and toilets. Behind it is another living space with kitchen, living room, bedroom and bathroom. There is also a small courtyard. The total area is about 110m<sup>2</sup>. Ideal for a doctor's practice, physiotherapist, etc. You also get 2 cellars for storage. Ideally located in the centre of Halle. Feel free to contact us for a visit, we look forward to welcoming you.

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## Financial

Price: € 125.000,00  
VAT applied: No  
Available: At the contract  
Servitude: No

## Building

Surface: 102,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1945  
State: Good state  
Number of floors: 3

## Comfort

Furnished: No  
Elevator: No  
Air conditioning: Yes

## Specific area

Toilettes M/W: Yes

## Energy

EPC code: 20221129)0002738501-KNR-1  
EPC class: B  
Double glazing: Yes  
Heating type: Gas (centr. heat.)

## Location

Environment: Central, city Center  
School nearby: 270m  
Shops nearby: 140m  
Public transport nearby: 280m  
Sport center nearby: 1.000m

## Layout

Kitchen: Yes  
Bureau: Yes  
Shower rooms: 1  
Toilets: 1  
Cellar: Yes

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Yes  
Asbestos inventory certificate: Yes  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Ground certificate: Yes

## Parking

Garage: 0  
Parkings outside: 0  
Parkings inside: 0