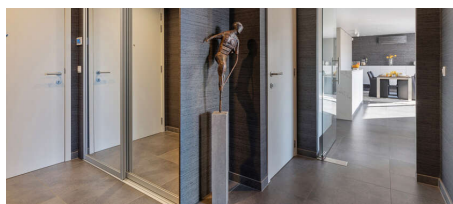


For sale - Penthouse

€ 496.000**Groebebrachtstraat 24 B42, 1500 Halle****Ref. 6378206**

Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 106m²Surf. terrace: 20m²

Neighbourhood: central

PEB/EPB: 115kwh/m²/j

Description

Beautiful penthouse for sale in a prime location! Welcome to this penthouse in the Zennepark residence in the center of Halle. This project of multiple apartment buildings was built in 2016 next to the Zenne river. The apartment is located on the fourth floor (elevator available), with views of the Zenne, the canal, and the new Misia bridge. You enter through the hallway with a built-in wardrobe and alarm system. From the hallway, you have access to the 2 bedrooms, both equipped with spacious built-in closets. The larger bedroom also has a chest of drawers, perfect for folding clothes. The second bedroom features a fold-out bed and a desk. From the hallway, you also have access to the modern bathroom, with a double sink, walk-in shower, and a skylight that provides natural light. Lastly, there's a separate toilet, also equipped with a built-in closet and washbasin. Then we come to the large, open living space. Centrally located in the living area is the kitchen with a cooking island, finished with high-quality materials. This kitchen is fully equipped, with an induction cooktop and a composite (marble look) countertop, which gives it an elegant look. Adjacent to the kitchen is the spacious storage/laundry room, with a sink, shelves, and cabinets. The living space itself has air conditioning and is surrounded by large windows, allowing plenty of natural light. Through the sliding door, we finally reach the southwest-facing terrace, without overlooking. Ideal for relaxing and enjoying the view. This penthouse is equipped with a type C ventilation system and has an EPC rating of B. Additionally, it is located in an ideal area, very calm yet just a stone's throw from everything that the center of Halle has to offer, and close to exit roads and highways. INCLUDED IN THE PRICE Basement 2 underground parking spaces Bicycle storage OPTIONAL, NOT INCLUDED IN THE PRICE Closed garage box in the underground parking garage

Financial

Price: € 496.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.222,00
Servitude: No

Building

Habitable surface: 106,00 m²
Construction year: 2016
State: New
Floor: 4
Number of floors: 4
Orientation facade: North-east

Comfort

Furnished: No
Alarm: Yes
Videophone: Yes
Elevator: Yes
Air conditioning: Yes
Pool: No

Energy

EPC score: 116 kWh/m²/year
EPC code: 23027-G-BH/2013/054/EP16647/A001/D01/SD048
EPC class: B

Location

Environment: Central, beside the water
School nearby: 650m
Shops nearby: 550m
Public transport nearby: 350m
Highway nearby: 800m
Sport center nearby: 1.100m

Terrain

Garden: No
Orientation terrace 1: South-west

Layout

Living room: 23,00 m²
Kitchen: 34,00 m², US hyper equipped
Bedroom 1: 15,45 m²
Bedroom 2: 11,00 m²
Bathroom surface: 5,00 m²
Bathroom type: Shower
Shower rooms: 1
Toilets: 1
Terrace: 20,00 m²
Laundry: Yes
Cellar: Yes

Technics

Electricity: Yes
Phone cables: Yes

Double glazing: Yes

Windows: Aluminium or pvc

Heating type: Gas (centr. heat.)

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: Yes

Intimation: No

Flooding area: Not located in flood area

G-score: C

P-score:  D

Summons: No

Parking

Garage: 1

Parkings outside: 0

Parkings inside: 3