

For sale - Villa

€ 440.000

Elbeekstraat 60, 1500 Halle

Ref. 5624213



Number of bedrooms: 3
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 247m²
Surf. Plot: 870m²
Neighbourhood: Suburb

PEB/EPB: 997kwh/m²/j

Description

Spacious villa of 247 m² on a plot of 870 m² with two bedrooms on the ground floor. The spacious entrance with access to the generous living room features an elegant fireplace that creates a warm and inviting atmosphere. Large sliding glass door leading to the terrace and the garden. Equipped kitchen and practical laundry room, also with direct access to the garden and terrace. Separate toilet. The bathroom on this floor is complete with a bathtub, double sink, and toilet. On the first floor, you will find the landing, a third bedroom, and a bathroom with shower, toilet, and sink. The villa also offers a spacious basement, ideal for storage. Front garden with a convenient driveway and a spacious garage with space for two cars. This property is subject to renovation obligation. Not located in a flood-prone area. Situated within walking distance of shops, schools, and public transport. The information provided and the indicated surfaces are purely indicative and do not entail any legal liability.

Financial

Price: € 440.000,00
VAT applied: No
Available: At the contract

Building

Habitable surface: 247,00 m²
Fronts: 4
Construction year: 1978
Type roof: Tent roof

Comfort

Furnished: No
Elevator: No
Pool: No

Energy

EPC score: 997 kWh/m²/year
EPC code: 20230623-0002926885-RES-1
EPC class: F
Double glazing: Yes
Heating type: Gas (centr. heat.)
Water tank: Yes

Location

Environment: Suburb, countryside
School nearby: 700m
Shops nearby: 550m
Public transport nearby: 550m
Highway nearby: 3.000m
Sport center nearby: 1.100m

Terrain

Ground area: 870,00 m²
Garden: Yes

Layout

Kitchen: Yes, fully fitted
Bureau: Yes
Bathroom type: Bath
Toilets: 3
Laundry: Yes
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes
Phone cables: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Yes
Right of pre-emption: Not disclosed
Obligation to renovate: Yes
Intimation: Not disclosed
Flooding area: Not located in flood area

G-score: A

P-score: A

Ground certificate: Yes

Parking

Garage: 1

Parkings outside: 2

Parkings inside: 2