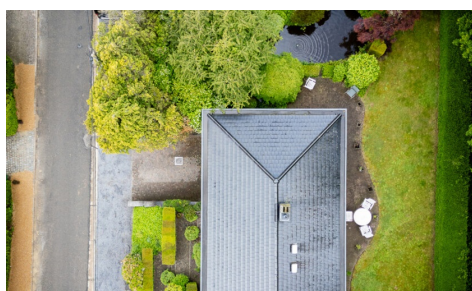


FOR SALE - BUNGALOW

€ 475.000

Kasteelstraat 149, 1500 Halle

Ref. 7675009



Number of bedrooms: 4

Surf. Living: 142m²

PEB/EPB: 200kwh/m²/j

Number of bathrooms: 1

Surf. Plot: 786m²

Availability: at the contract

DESCRIPTION

Located in the quiet and green area of Essenbeek, this charming bungalow offers generous living spaces and plenty of potential. A home where you immediately feel at ease, with a view over a green area behind the plot and a well-maintained garden where you can enjoy outdoor living throughout every season.

The property features a bright 36 m² living room, a separate kitchen and three full-sized bedrooms of 14, 11 and 10 m². An additional 7 m² room can perfectly serve as an office, dressing room, hobby room or children's bedroom. The ground floor also includes a bathroom and a separate toilet.

A major asset of this home is the spacious 119 m² basement level offering many possibilities such as a garage, workshop, hobby room, fitness area or storage space. A second bathroom and a separate laundry room are also available.

The house offers a built surface of 128 m² on the ground floor as well as 128 m² of basement space. An extensive energy renovation has already been carried out, resulting in an excellent EPC label B (200 kWh/m²/year).

A home full of character and future possibilities, ideally located near Halle, schools, shops and main access roads.

FINANCIAL

Price: € 475.000,00

Available: At the contract

Land registry income: € 1.420,00

BUILDING

Habitable surface: 142,00 m²

Fronts: 4

Construction year: 1974

Renovation: 2006

State: Good state

Main area: 128 m²

COMFORT

Furnished: No

SPECIFIC AREA

Shopfloor: Yes

ENERGY

EPC score: 200

EPC code: 0003858383-RES-1

EPC class: B

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

TERRAIN

Ground area: 786,00 m²

Width at the street: 16,00 m

Garden: Yes (600,00 m²)

LAYOUT

Living room: 36,40 m²

Kitchen: 11,50 m²

Bedroom 1: 14,00 m²

Bedroom 2: 11,00 m²

Bedroom 3: 10,00 m²

Bedroom 4: 7,00 m²

Bathroom 1: 9,00 m²

Bathroom type: Shower

Toilets: 1

Laundry: Yes

Cellar: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

Heating: Individual

PLANNING

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

Water-sensitive open space area: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

03/05/2026

G-score: A

P-score: B

PARKING

Parkings outside: 1

Parkings inside: 2