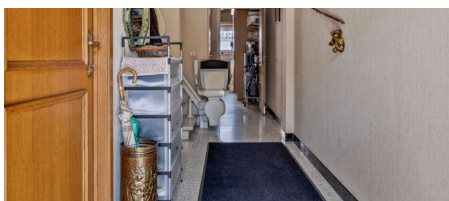
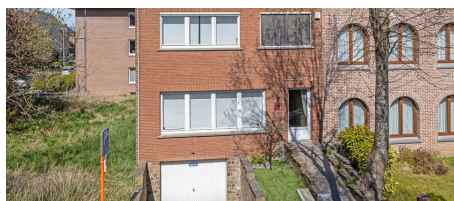


## For sale - House

**€ 368.500****Lindenlaan 39, 1500 Halle****Ref. 6634916**

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

Surf. Living: 197m<sup>2</sup>  
Surf. Plot: 207m<sup>2</sup>  
Neighbourhood: residential area

PEB/EPB: 249kwh/m<sup>2</sup>/j

# Description

Welcome to this spacious family home in Halle. You are welcomed in the entrance hall, which runs through the entire ground floor. To one side is the spacious living area, with large windows that let in lots of natural light. Next to it we have the kitchen, with lots of handy storage space. Through the kitchen you get to the terrace, which leads to the cozy garden. On the second floor you will find the night hall, 3 full bedrooms, one of which is currently used as an office, and the bathroom with walk-in shower and double sink. The attic is immense and here there are still plenty of possibilities for decoration with a fixed staircase from the night hall. 1 or 2 additional bedrooms could be made, or a hobby room, or still just keep it as storage space. Furthermore, the house has an electric garage, a basement, shutters and solar panels. In short, the ideal home to give a new life. With an EPC label C you already have a good basis. This house is a stone's throw from everything that downtown Halle has to offer and yet is located in a quiet neighborhood. Best of both worlds. Don't miss your chance to come take a look and contact us. We look forward to welcoming you.

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## Financial

Price: € 368.500,00  
VAT applied: No  
Available: At the contract  
Servitude: No

## Building

Habitable surface: 197,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1960  
Number of floors: 2  
Main area: 80 m<sup>2</sup>  
Front width: 7,00 m  
Type roof: Point roof  
Orientation rear: North-west

## Comfort

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

## Energy

EPC score: 249 kWh/m<sup>2</sup>/year  
EPC code: 20250613-0003624535-RES-2  
EPC class: C  
Double glazing: Yes  
Windows: Vinyl  
Heating type: Gas (centr. heat.)  
Water tank: Yes

## Location

Environment: Residential area, quiet  
School nearby: 300m  
Shops nearby: 800m  
Public transport nearby: 200m  
Highway nearby: 1.500m  
Sport center nearby: 650m

## Terrain

Ground area: 207,00 m<sup>2</sup>  
Width at the street: 7,20 m  
Garden: Yes  
Orientation terrace 1: North-west

## Layout

Living room: 37,00 m<sup>2</sup>  
Kitchen: 13,00 m<sup>2</sup>, fully fitted  
Bedroom 1: 16,40 m<sup>2</sup>  
Bedroom 2: 10,00 m<sup>2</sup>  
Bedroom 3: 9,60 m<sup>2</sup>  
Bathroom type: Shower  
Shower rooms: 1  
Toilets: 2  
Cellar: Yes  
Attic: Yes

## Technics

Electricity: Yes

## Planning

Destination: Living zone  
Building permission: Not disclosed

Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
16/06/2025  
Intimation: Not disclosed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Ground certificate: Yes

## **Parking**

Garage: 1  
Parkings inside: 1