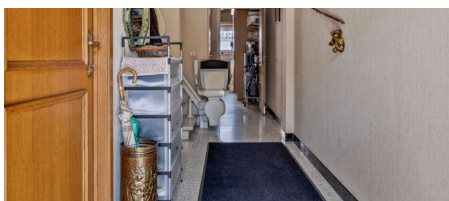
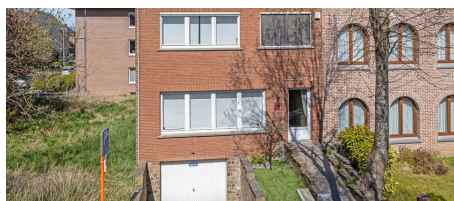


For sale - House

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

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

Surf. Living: 197m²
Surf. Plot: 207m²
Neighbourhood: residential area

PEB/EPB: 249kwh/m²/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.

Financial

Price: € 368.500,00

VAT applied: No

Available: At the contract

Servitude: No

Building

Habitable surface: 197,00 m²

Fronts: 2

Construction year: 1960

Number of floors: 2

Main area: 80 m²

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/m²/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 m²

Width at the street: 7,20 m

Garden: Yes

Orientation terrace 1: North-west

Layout

Living room: 37,00 m²

Kitchen: 13,00 m², fully fitted

Bedroom 1: 16,40 m²

Bedroom 2: 10,00 m²

Bedroom 3: 9,60 m²

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