

**For sale -
House****€ 480.000****Krekelenberg 28, 1500 Halle****Ref. 7300108**

Number of bedrooms: 3

Surf. Living: 171m²PEB/EPB: 481kwh/m²/j

Number of bathrooms: 2

Surf. Plot: 1283m²

Garages: 1

Neighbourhood: Free sight

Availability: at the contract

Description

Welcome to this detached house in need of finishing, with a cozy garden on Krekelenberg in Halle, right next to Lembeekbos and a stone's throw from the famous Hallerbos. Located on a quiet cul-de-sac, yet close to major roads and amenities. On the ground floor, you will find the spacious living room and kitchen, which feature stylish parquet flooring and are surrounded by large windows that let in plenty of natural light. Adjacent to this is a large hall that connects to the upper floor on one side and the ground floor extension (+/- 2017) on the other. In the extension, there is a separate toilet, a handy storage/laundry room, a stylish bathroom with walk-in shower, and two bedrooms with a view of the garden. On the upper floor, there is a second bathroom with a bathtub and toilet, two more spacious rooms—currently used as a dressing room and office—which offer numerous options, such as sleeping accommodation or a hobby room, and a mezzanine that opens onto the living area. The house also has a cozy veranda and a practical basement. Heating in the house is provided by pellet stoves. The large garden and ample parking are ideal for those who like to entertain guests. Separate garage and workshop. The great advantage of the house is its unique location and the green, peaceful surroundings. Ideal for those looking for their dream home in nature but still close enough to important amenities. Located in agricultural area, approved plans for expansion are available. Don't miss your chance to view this property and contact us to arrange a viewing. We look forward to welcoming you.

Financial

Price: € 480.000,00

VAT applied: No

Available: At the contract

Land registry income: € 892,00

Servitude: Yes

Location

Environment: Free sight, countryside

School nearby: 2.000m

Shops nearby: 1.400m

Public transport nearby: 400m

Sport center nearby: 3.000m

Building

Habitable surface: 171,00 m²

Fronts: 4

Construction year: 1930

Number of floors: 2

Main area: 120 m²

Orientation rear: North-west

Orientation facade: South-east

Terrain

Ground area: 1.283,00 m²

Garden: Yes

Comfort

Furnished: No

Elevator: No

Pool: No

Layout

Living room: 24,30 m²

Dining room: 14,40 m²

Kitchen: 11,20 m², semi fitted

Bureau: 12,80 m²

Bedroom 1: 10,30 m²

Bedroom 2: 10,30 m²

Bedroom 3: 13,70 m²

Bathroom type: Shower and bath tub

Shower rooms: 2

Toilets: 2

Laundry: Yes

Cellar: Yes

Energy

EPC score: 481 kWh/m²/year

EPC code: 20260116-003777552-RES-1

EPC class: E

Double glazing: Yes

Windows: Wood

Heating type: Pellets

Water tank: Yes

Technics

Electricity: Yes

Planning

Destination: Agricultural zone
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: No
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
16/01/2026
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Ground certificate: Yes

Parking

Garage: 1
Parkings outside: 4
Parkings inside: 1