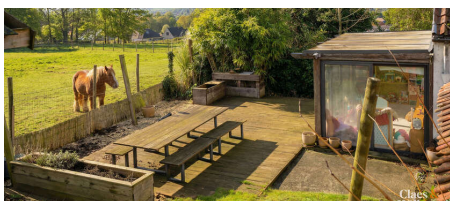


## For sale - House

**€ 480.000****Krekelenberg 28, 1500 Halle****Ref. 7300108**

Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 171m<sup>2</sup>Surf. Plot: 1283m<sup>2</sup>

Neighbourhood: Free sight

PEB/EPB: 481kwh/m<sup>2</sup>/j

## 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.

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## 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 m<sup>2</sup>  
Fronts: 4  
Construction year: 1930  
Number of floors: 2  
Main area: 120 m<sup>2</sup>  
Orientation rear: North-west  
Orientation facade: South-east

## Terrain

Ground area: 1.283,00 m<sup>2</sup>  
Garden: Yes

## Comfort

Furnished: No  
Elevator: No  
Pool: No

## Layout

Living room: 24,30 m<sup>2</sup>  
Dining room: 14,40 m<sup>2</sup>  
Kitchen: 11,20 m<sup>2</sup>, semi fitted  
Bureau: 12,80 m<sup>2</sup>  
Bedroom 1: 10,30 m<sup>2</sup>  
Bedroom 2: 10,30 m<sup>2</sup>  
Bedroom 3: 13,70 m<sup>2</sup>  
Bathroom type: Shower and bath tub  
Shower rooms: 2  
Toilets: 2  
Laundry: Yes  
Cellar: Yes

## Energy

EPC score: 481 kWh/m<sup>2</sup>/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