



HOUSE FOR SALE  
BRAINE-L'ALLEUD

A Provencal haven of peace overlooking at Ophain



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

**ADRESSE**

Rue du Bois d'Hawia, 19  
1420 Braine-l'Alleud

**PRICES**

545.000 €



## HOUSE FOR SALE BRAINE-L'ALLEUD

Calling all fans of the lilting accent! Are you looking for the perfect combination of southern charm and single-storey comfort in a quiet, intimate neighborhood? Léa from Propriété Privée offers you this magnificent, recently renovated house, right in the heart of the Ophain fields. Behind its gates, this pretty home unveils a plot of almost eleven ares, all oriented! Dreaming of warm, sunny afternoons? Relax on one of the three terraces and in the superb swimming pool. The bar is the perfect place to quench your thirst during long sunbathing sessions! In keeping with the style of the exterior, the house has a warm, ochre-colored ambience. It comprises two bedrooms, a bathroom, a large living room bathed in light thanks to the bay windows leading to the garden, and a fully-equipped kitchen. There's a converted cellar, a bedroom to renovate, a shower room and sanitary facilities. ☑One hundred and twenty...



### eau office

Clos des Chêneaux 18A  
1390 Grez-Doiceau  
+32 10 816 800

### office

Avenue Reine Astrid 92 bte 2  
1310 La Hulpe  
+32 2 216 88 00



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square meters in all, with additional laundry space, attic, garage and carport. A Provencal haven of peace close to all amenities, a nugget that's up for grabs!



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## HOUSE FOR SALE BRAINE-L'ALLEUD

Land surface	1.075 m <sup>2</sup>
Living space	120 m <sup>2</sup>
Year of construction	1960
Year of renovation	2022
Number of bedrooms	2
Surface area bedroom 1	15 m <sup>2</sup>
Surface area bedroom 2	10 m <sup>2</sup>
Number of bathrooms	2
Number of toilets	2
Open fire	yes
Attic	yes



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## HOUSE FOR SALE BRAINE-L'ALLEUD

Cellars	yes
Garage	yes
Carport	yes
Type of heating	boiler
Type of window frames	vinyl
Air conditioning	yes
Rainwater tank	yes
Sewer connection	yes
EPB	
EPB - Unique code	20181227009837
EPB - E Spec	223 kWh/m <sup>2</sup> .an



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EPB - E total  
Availability

35.474 kWh/an  
tbd with the owner



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