



HOUSE FOR SALE
WAVRE

Modern comfort at Basse-Wavre



ADRESSE

Avenue Saint-Job, 55
1300 Wavre

PRICES

440.000 €



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Looking for a renovated, low-energy home in a quiet Wavre neighborhood close to amenities? Completely renovated in 2017 and located just a stone's throw from the Basse-Wavre train station, discover this 1938 house with its sophisticated finishes and modern aesthetic. It features a large living room, three bedrooms, two shower rooms and a super-equipped kitchen. Converted cellars, a laundry room and storage space complete the property. In addition to these spacious rooms, the property boasts a high B energy rating and compliant electrical installation! A thirty-square-meter terrace is perfect for barbecues with friends, while a superb seven-acre garden is perfect for a game of soccer... a luxury in the city! In short, a family property that combines quality materials with a highly advantageous location: train station, sports center, shops, schools and nurseries nearby. A rare opportunity for lovers of low-energy renovated properties.



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



HOUSE FOR SALE WAVRE

Land surface	705 m ²
Living space	150 m ²
Year of construction	1938
Year of renovation	2017
Number of bedrooms	3
Surface area bedroom 1	16 m ²
Surface area bedroom 2	13 m ²
Surface area bedroom 3	11 m ²
Number of bathrooms	2
Number of toilets	3
Open fire	yes



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Cellars	yes
Type of heating	gas
Type of window frames	vinyl
Sewer connection	yes
Net cadastral income	820 €
EPB	
EPB - Unique code	20231022008762
EPB - E Spec	150 kWh/m ² .an
EPB - E total	28.224 kWh/an
Availability	at the contract



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