



HOUSE FOR SALE
OVERIJSE

Modern villa with splendid view on the valley of La Hulpe



PROPRIÉTÉ PRIVÉE
IMMOBILIER RÉSIDENTIEL

ADRESSE

Avenue des Aulnes, 12
3090 Overijse

PRICES

1.500.000 €



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Please contact Stéphanie De Neve, the agent responsible for this property:

0474/55.94.38 Located on the heights of La Hulpe in the prestigious neighborhood of La Corniche, this magnificent contemporary villa will seduce you with its beautiful spaces and its exceptional view. The ground floor is composed of a back kitchen with laundry room and a large kitchen and its bright breakfast area open onto the impressive main room of this property; a vast living room bathed in light thanks to the multiple bay windows offering a breathtaking view of the garden and its panorama. The ground floor is completed by a bedroom and its adjoining bathroom, a real plus for being able to live on the same level or for hosting a personal aid. On the first floor there is a spacious open space office, two beautiful bedrooms and their shower and bathrooms as well as the pleasant master suite with...



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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its own bathroom and dressing room. The top floor offers a beautiful multi-purpose space and two additional bedrooms. The basement has been converted into a play and relaxation area, while providing storage space thanks to two additional rooms. Finally, two large garages and a workshop space complete this remarkable property. The villa has been intelligently designed, built with quality materials and has isolation that meets current standards, as proven by its excellent PEB B. The home automation system is also state of the art thanks to the double flow VMC, the thermal panels and the central Hoover system. The grounds are framed by trees and green sceneries, allowing you to take full advantage of the visual spectacle with complete intimacy. A prestigious contemporary jewel to be discovered!



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Land surface	1.681 m ²
Living space	510 m ²
Year of construction	1995
Number of bedrooms	6
Surface area bedroom 1	17 m ²
Surface area bedroom 2	16 m ²
Surface area bedroom 3	15 m ²
Surface area bedroom 4	18 m ²
Surface area bedroom 5	17 m ²
Number of bathrooms	4
Number of toilets	4



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Workspace	yes
Cellars	yes
Garage	yes
Type of heating	underfloor heating partially
Type of window frames	vinyl
Solar panels (photovoltaic or thermal)	thermal
Sewer connection	yes
Net cadastral income	6.405 €
EPB	
EPB - Unique code	202203070246662
EPB - E Spec	164 kWh/m ² .an



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EPB - E total

83.431 kWh/an

Availability

at the contract



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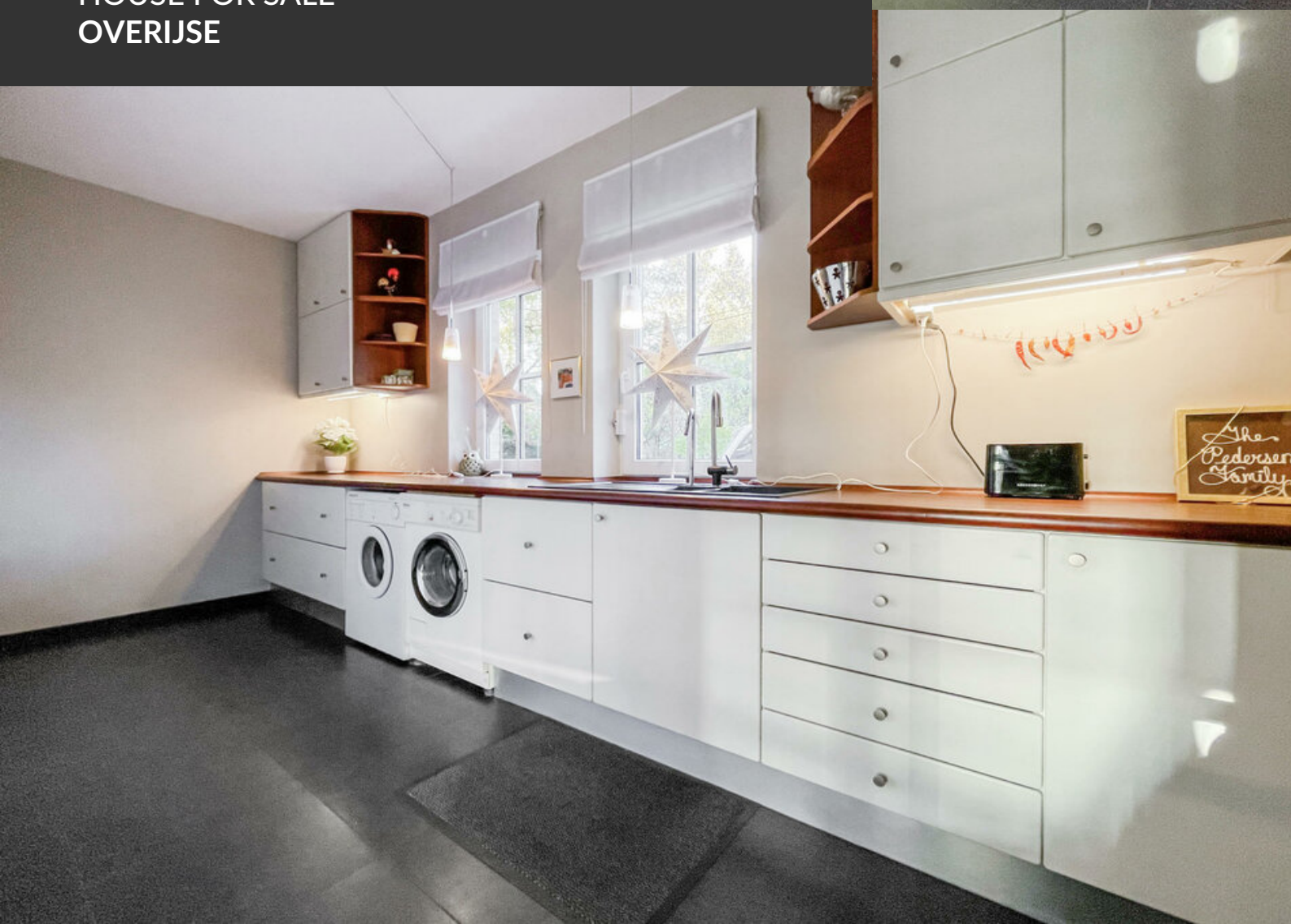


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