



HOUSE FOR SALE  
WAVRE

Spacious house full of potential in le Bois de la Pierre



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

**ADRESSE**

Clos du Paradis, 17  
1300 Wavre

**PRICES**

635.000 €



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Discover this villa full of character, located at the end of a quiet lane in the sought-after Bois de la Pierre neighborhood, offering privacy and tranquility. Built in the 1970s on a plot of over 13 acres, this property offers spacious accommodation and exceptional potential. This is a rare opportunity to create the home of your dreams in a privileged setting. As soon as you enter, you'll be greeted by a bright, spacious hallway leading to all the rooms on the ground floor. The vast triple living room comprises a lounge, dining room and study, which can be isolated for added peace and quiet thanks to a double sliding door. This beautiful family room is bathed in light thanks to its large windows overlooking the pleasant south-west-facing garden. The dining room leads to a spacious, functional kitchen with direct access to the garden, ready to be modernised as you wish. Upstairs, the...



### **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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five bright, generous bedrooms are ideal for a large family. Three of these bedrooms have a sink, and one of them stands out as the perfect master suite with its own bathroom and balcony overlooking the garden. There is plenty of storage space, including a garage, a cellar, a wine cellar, and a vast attic offering great potential for conversion. With a little renovation work, you'll be able to combine authentic 70s design with modern comforts. Don't miss out on this rare opportunity to acquire a typical home in the heart of the region.



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Land surface	1.360 m <sup>2</sup>
Living space	215 m <sup>2</sup>
Year of construction	1976
Number of bedrooms	5
Surface area bedroom 1	11 m <sup>2</sup>
Surface area bedroom 2	11 m <sup>2</sup>
Surface area bedroom 3	15 m <sup>2</sup>
Surface area bedroom 4	15 m <sup>2</sup>
Surface area bedroom 5	18 m <sup>2</sup>
Number of bathrooms	2
Number of toilets	2



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## HOUSE FOR SALE WAVRE

Workspace	yes
Open fire	yes
Attic	yes
Cellars	yes
Garage	yes
Type of heating	wall heating
Type of window frames	wood
Sewer connection	yes
EPB	
EPB - E Spec	377 kWh/m <sup>2</sup> .an
EPB - E total	93.658 kWh/an



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Availability

at the contract



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