



HOUSE FOR SALE  
RIXENSART

Superb renovated house



**ADRESSE**

Rue de Genval, 24  
1330 Rixensart

**PRICES**

450.000 €





## HOUSE FOR SALE RIXENSART

Are you looking for a renovated house with garden, just a stone's throw from Lake Genval? In Rosières, discover this 1918 house, completely renovated in 2015, with fine finishes and a modern aesthetic. It features a convivial living room with a super-equipped kitchen, three beautiful bedrooms and two shower rooms. The almost seven-acre garden is ideal for long, sunny afternoons. Cellars, a laundry room and storage space complete the property. In addition to these spacious rooms, the property also boasts a high quality energy report: a PEB C rating and compliant electrical installation! In short, a family property that combines quality materials with a highly advantageous location. A rare opportunity for lovers of lovely woodland walks and aperitifs at Genval lake!



### 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 RIXENSART

Land surface	667 m <sup>2</sup>
Living space	130 m <sup>2</sup>
Year of construction	1918
Year of renovation	2015
Number of bedrooms	3
Surface area bedroom 1	14 m <sup>2</sup>
Surface area bedroom 2	15 m <sup>2</sup>
Surface area bedroom 3	25 m <sup>2</sup>
Number of bathrooms	2
Number of toilets	2
Open fire	yes



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Attic	yes
Cellars	yes
Type of heating	individual
Type of window frames	vinyl
Solar panels (photovoltaic or thermal)	photovoltaic
Sewer connection	yes
EPB	
EPB - Unique code	20240426005224
EPB - E Spec	185 kWh/m <sup>2</sup> .an
EPB - E total	29.926 kWh/an
Availability	at the contract



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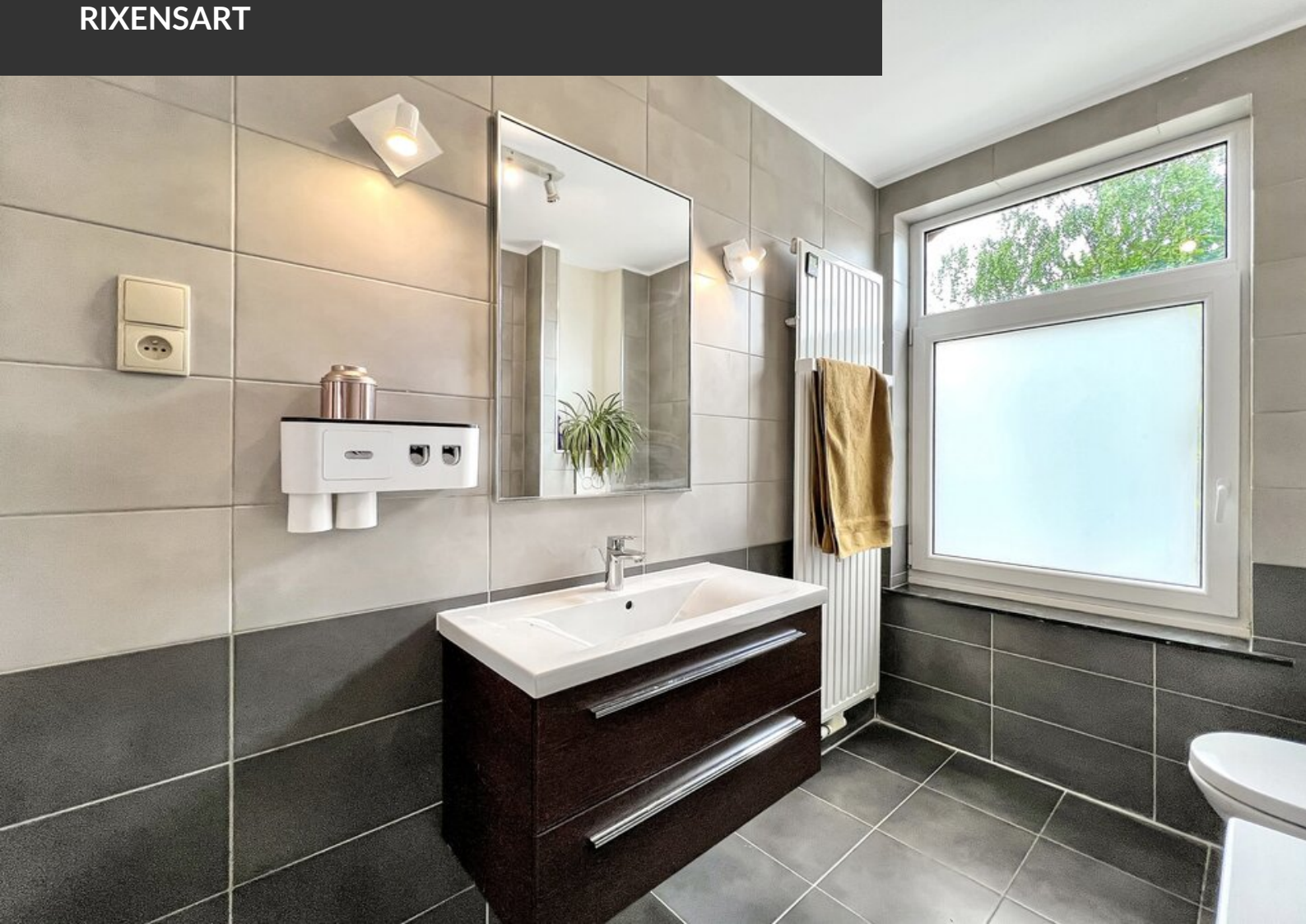
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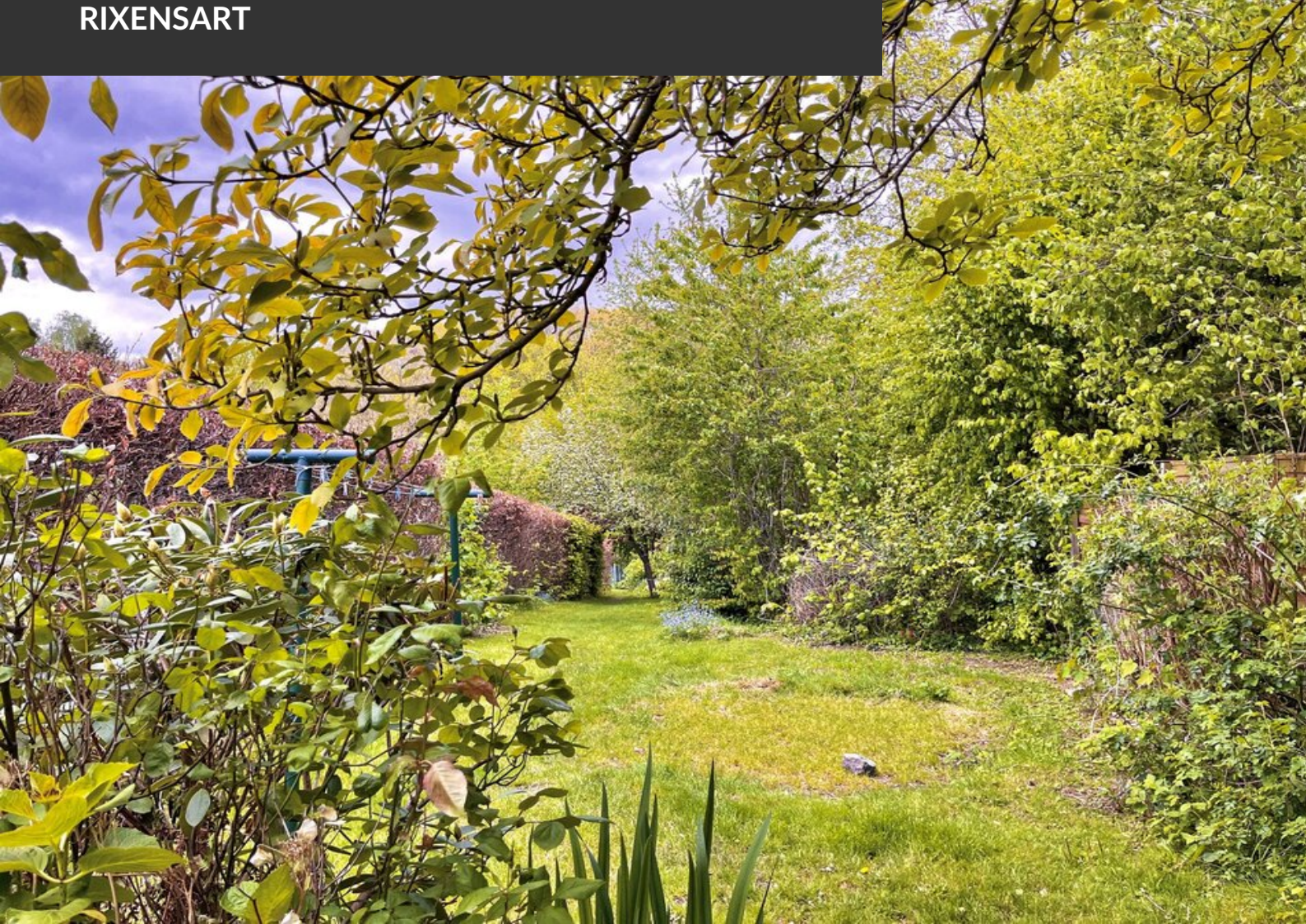
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