



HOUSE FOR SALE
RIXENSART

Superb renovated house



PROPRIÉTÉ PRIVÉE
IMMOBILIER RÉSIDENTIEL

ADRESSE

Rue de Genval, 24
1330 Rixensart

PRICES

450.000 €



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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



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Land surface	667 m ²
Living space	130 m ²
Year of construction	1918
Year of renovation	2015
Number of bedrooms	3
Surface area bedroom 1	14 m ²
Surface area bedroom 2	15 m ²
Surface area bedroom 3	25 m ²
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 ² .an
EPB - E total	29.926 kWh/an
Availability	at the contract



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