



HOUSE FOR SALE  
GENAPPE (BOUSVAL)

Vivre dans l'intimité de la nature



**ADRESSE**

Drève des Châtaigniers, 17  
1470 Genappe (Bousval)

**PRICES**

1.100.000 €





## HOUSE FOR SALE GENAPPE (BOUSVAL)

Hidden in a little corner of paradise at the end of its private driveway, this charming residence is the dream place for nature lovers. Located in a quiet area out of sight, it will offer you privacy and serenity close to major communication routes. Inside the house, noble materials and superb tailor-made joinery give it an authentic and warm touch. On the ground floor, all the rooms enjoy pleasant views on the garden. On either side of its vast entrance hall are the living room, equipped with an open fire and the dining room, which can accommodate many guests. The floor includes a superb master bedroom composed of a shower room, a dressing room and an office. Three other beautiful bedrooms share two bathrooms. Outside, the marvelous garden is adorned with majestic trees and unusual flowers sheltering birds and butterflies. A wrought iron greenhouse and a pond complete this magnificent...



### **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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picture. There, creatives can find a source of inspiration and exercise their passion in a small workshop located in one of its corners.



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## HOUSE FOR SALE GENAPPE (BOUSVAL)

Land surface	5.433 m <sup>2</sup>
Living space	262 m <sup>2</sup>
Year of construction	1974
Year of renovation	2008
Number of bedrooms	4
Surface area bedroom 1	22 m <sup>2</sup>
Surface area bedroom 2	19 m <sup>2</sup>
Surface area bedroom 3	18 m <sup>2</sup>
Surface area bedroom 4	10 m <sup>2</sup>
Number of bathrooms	3
Number of toilets	4



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## HOUSE FOR SALE GENAPPE (BOUSVAL)

Workspace	yes
Open fire	yes
Cellars	yes
Garage	yes
Orientation	south-west
Type of heating	individual
Type of window frames	wood
Rainwater tank	yes
Septic tank	yes
Net cadastral income	3.626 €
EPB	



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## HOUSE FOR SALE GENAPPE (BOUSVAL)

EPB - Unique code	20220303007313
EPB - E Spec	318 kWh/m <sup>2</sup> .an
EPB - E total	127.286 kWh/an
Availability	at the contract



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