



HOUSE FOR SALE  
RIXENSART

Wooded paths, hidden house



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

**ADRESSE**

Rue de la Ferme du Plagniau, 161  
1330 Rixensart

**PRICES**

610.000 €





## HOUSE FOR SALE RIXENSART

On a plot of almost thirty ares, set in a charming little clearing in Rosières, discover this two hundred square meter character house. Comprising a veranda, a cosy living room with open fire, a large fitted kitchen, four bedrooms, two bathrooms and two offices, this house will delight you with its spaciousness and attractive layout. You'll find plenty of storage space, including 120 square meters of cellar, laundry room and garage - a luxury for large families looking to optimize space! Next, let yourself be seduced by this vast property with its wooded surroundings and landscaped garden, where spring flowers bloom as the season progresses. A place where life is good, in the calm of the wooded paths of Rosière, just a few minutes from all amenities.



### **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	2.955 m <sup>2</sup>
Living space	200 m <sup>2</sup>
Year of construction	1984
Year of renovation	1995
Number of bedrooms	4
Surface area bedroom 1	10 m <sup>2</sup>
Surface area bedroom 2	20 m <sup>2</sup>
Surface area bedroom 3	18 m <sup>2</sup>
Surface area bedroom 4	17 m <sup>2</sup>
Number of bathrooms	2
Number of toilets	2



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Workspace	yes
Open fire	yes
Cellars	yes
Garage	yes
Type of heating	individual
Type of window frames	wood
Solar panels (photovoltaic or thermal)	photovoltaic
Rainwater tank	yes
Wastewater treatment	yes
Net cadastral income	2.224 €
EPB	



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**HOUSE FOR SALE  
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EPB - Unique code

**20230703010020**

EPB - E Spec

**243 kWh/m<sup>2</sup>.an**

EPB - E total

**52.628 kWh/an**



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