



HOUSE FOR SALE  
RIXENSART

Charming vintage-style villa!



Le Petit Privé

**ADRESSE**

Rue du Bois du Bosquet, 10  
1330 Rixensart

**PRICES**

549.000 €



## HOUSE FOR SALE RIXENSART

In the pretty village of Rosières, behind a superb wisteria vine, discover this spacious house built in 1960 and renovated in 2014. With its blue stone floor, uncluttered volumes and practical layout, the villa reveals a total of two hundred and eighty square meters. It includes a large, well-lit living room with a large bay window and veranda opening onto the garden, a superbly equipped kitchen, a bathroom, an office and five bedrooms, one of which can be converted into an additional shower room. Cellars, garage, laundry room, storage space and parking spaces complete the property. Set on ten acres of land, enjoy sunny days in the landscaped garden! A rare opportunity waiting to be seized!



### **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	1.013 m <sup>2</sup>
Living space	180 m <sup>2</sup>
Year of construction	1960
Year of renovation	2014
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	11 m <sup>2</sup>
Surface area bedroom 4	15 m <sup>2</sup>
Surface area bedroom 5	15 m <sup>2</sup>
Number of bathrooms	1



### **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

Number of toilets	2
Workspace	yes
Open fire	yes
Attic	yes
Cellars	yes
Garage	yes
Type of heating	individual
Type of window frames	vinyl
Rainwater tank	yes
Sewer connection	yes
Net cadastral income	1.911 €



### 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

EPB



EPB - Unique code

20240418002062

EPB - E Spec

337 kWh/m<sup>2</sup>.an

EPB - E total

75.104 kWh/an

Availability

1



### eau office

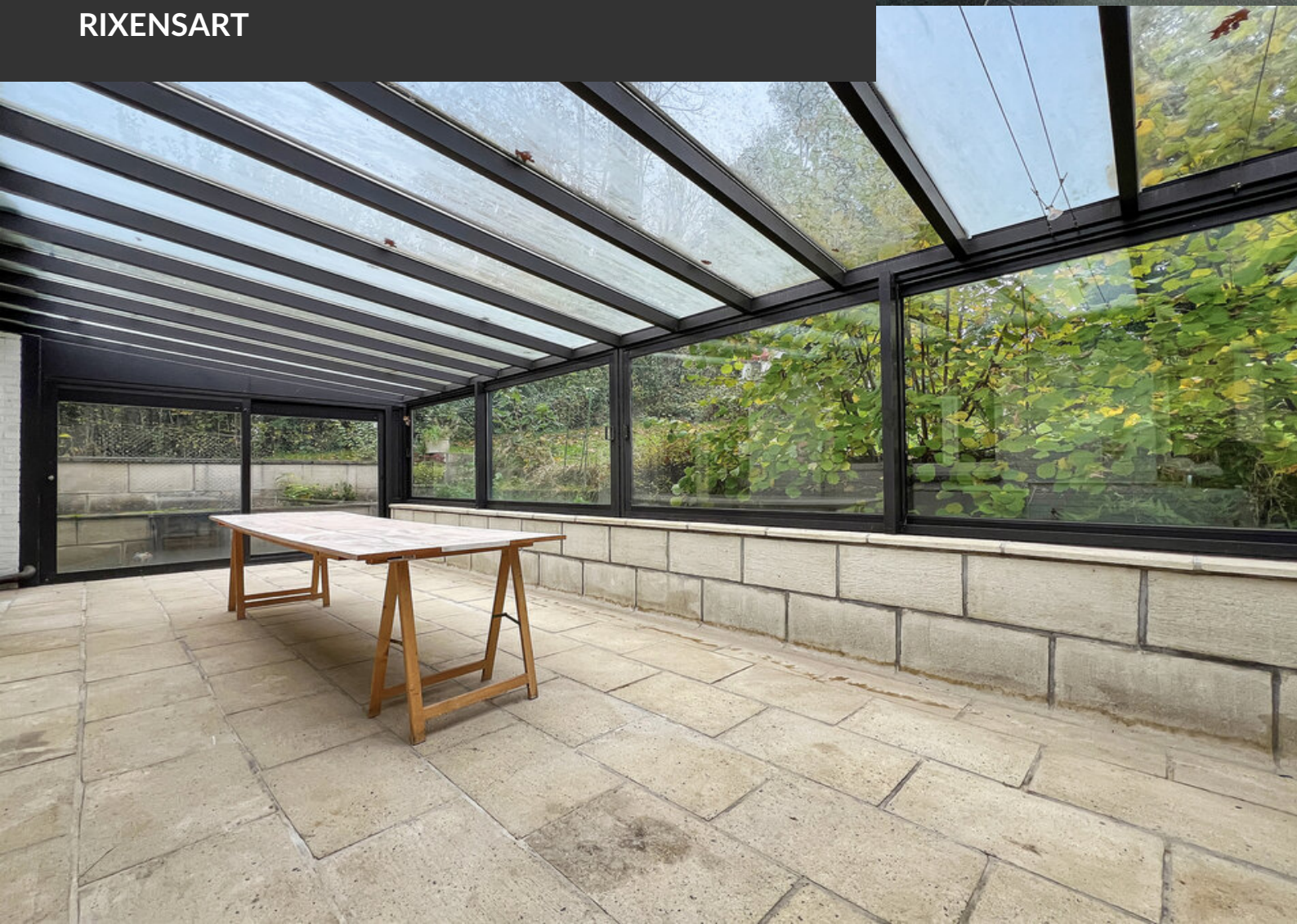
Clos des Chêneaux 18A  
1390 Grez-Doiceau  
+32 10 816 800

### office

Avenue Reine Astrid 92 bte 2  
1310 La Hulpe  
+32 2 216 88 00



HOUSE FOR SALE  
RIXENSART



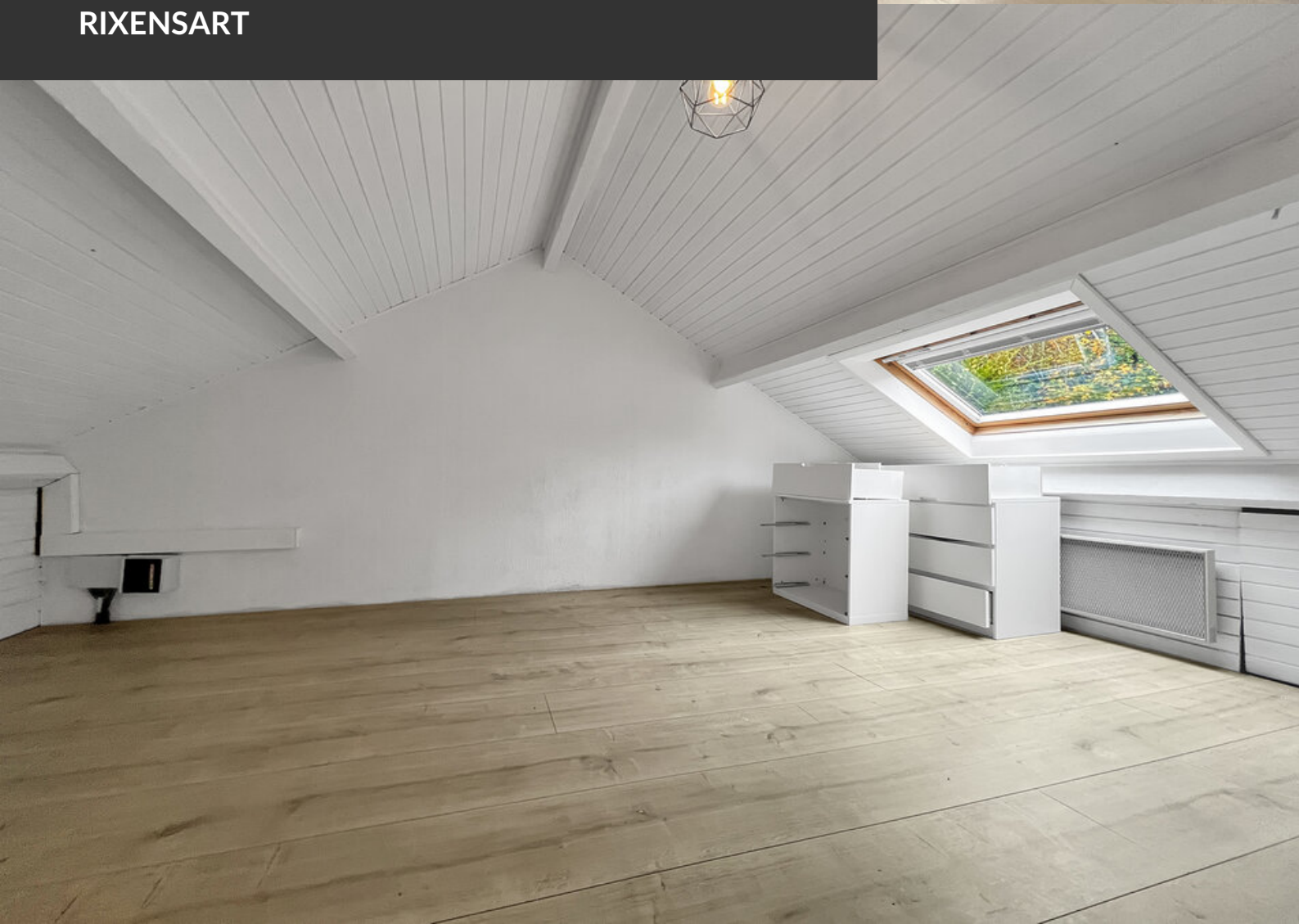


HOUSE FOR SALE  
RIXENSART





HOUSE FOR SALE  
RIXENSART





HOUSE FOR SALE  
RIXENSART





HOUSE FOR SALE  
RIXENSART





HOUSE FOR SALE  
RIXENSART