



HOUSE FOR SALE  
NIVELLES

Light and Serenity in Baulers



Le Petit Privé

### ADRESSE

Rue Maubille, 23  
1401 Nivelles

### PRICES

540.000 €





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Nestled in a high-quality residential area at the end of a cul-de-sac, this stunning home combines charm, modern comfort, and conversion potential. The setting is highly sought-after: a peaceful, cohesive, and green environment made up of recent constructions in harmonious lines, true to traditional Brabantine architecture. From the moment you enter, you'll be captivated by the exceptional brightness that fills every room of the house. The ground floor opens onto a spacious, welcoming living room with a wood-burning stove, and a tastefully designed open kitchen, fully equipped with quality materials – a truly convivial and functional living space. Upstairs, three lovely bedrooms await you, including a spacious master bedroom with an open view of the garden and direct access to a full bathroom. The top floor, with its generous volumes, offers great potential to create a fourth or even fifth bedroom, with a shower room if desired. Outside, enjoy a large sunny terrace...



### 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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and a beautifully landscaped garden — perfect for relaxing moments or family evenings. An easily accessible attic completes the many advantages of this perfectly maintained home. A true coup de cœur, ready to welcome your family, offering rare potential for expansion and an exceptionally pleasant living environment.



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## HOUSE FOR SALE NIVELLES

Land surface	440 m <sup>2</sup>
Living space	210 m <sup>2</sup>
Year of construction	2006
Number of bedrooms	4
Surface area bedroom 1	23 m <sup>2</sup>
Surface area bedroom 2	14 m <sup>2</sup>
Surface area bedroom 3	13 m <sup>2</sup>
Surface area bedroom 4	34 m <sup>2</sup>
Number of bathrooms	1
Number of toilets	2
Type of heating	gas



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Type of window frames	vinyl
Solar panels	yes
Sewer connection	yes
Net cadastral income	1.926 €
EPB	
EPB - Unique code	20250616008685
EPB - E Spec	131 kWh/m <sup>2</sup> .an
EPB - E total	27.646 kWh/an
Availability	1



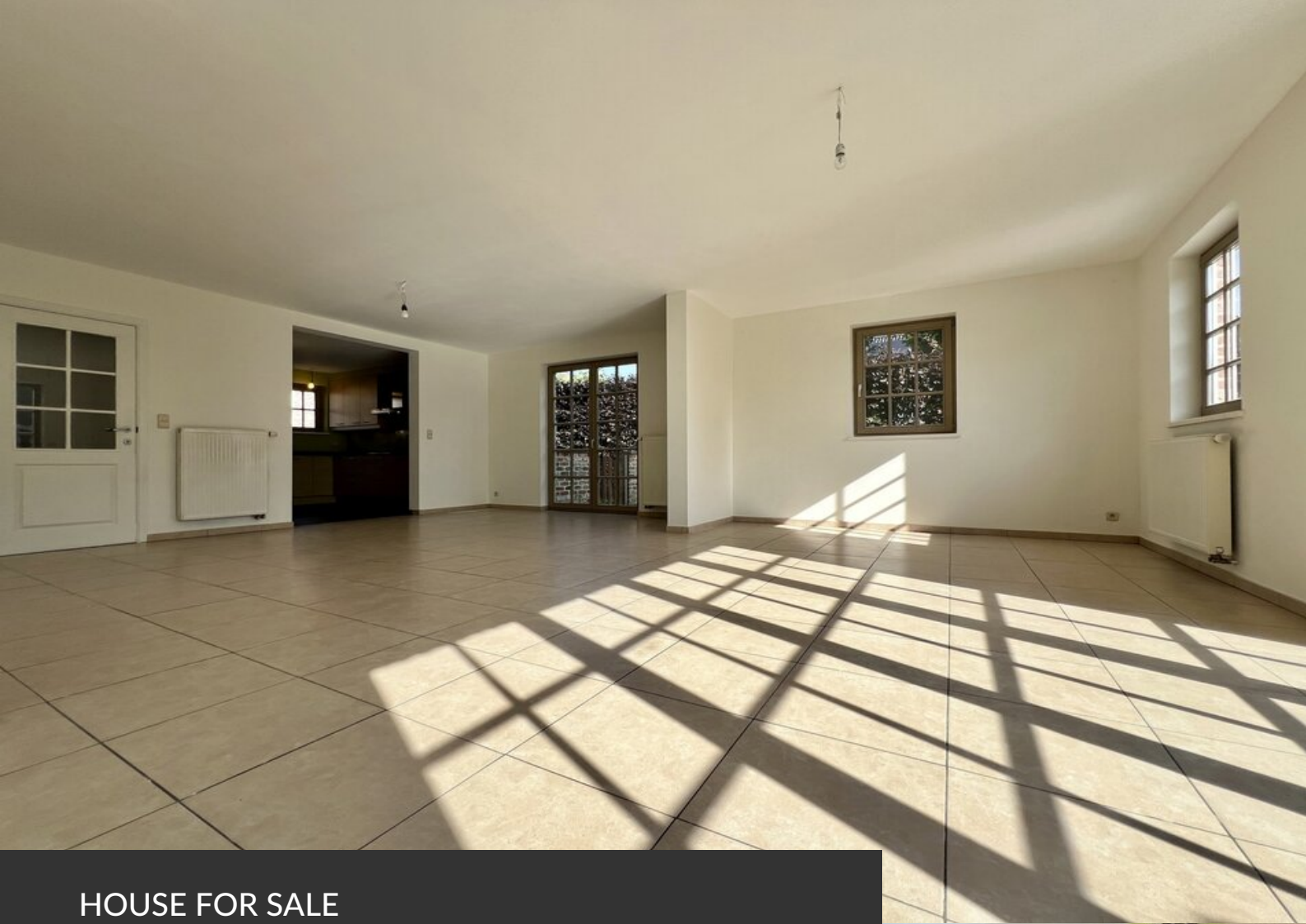
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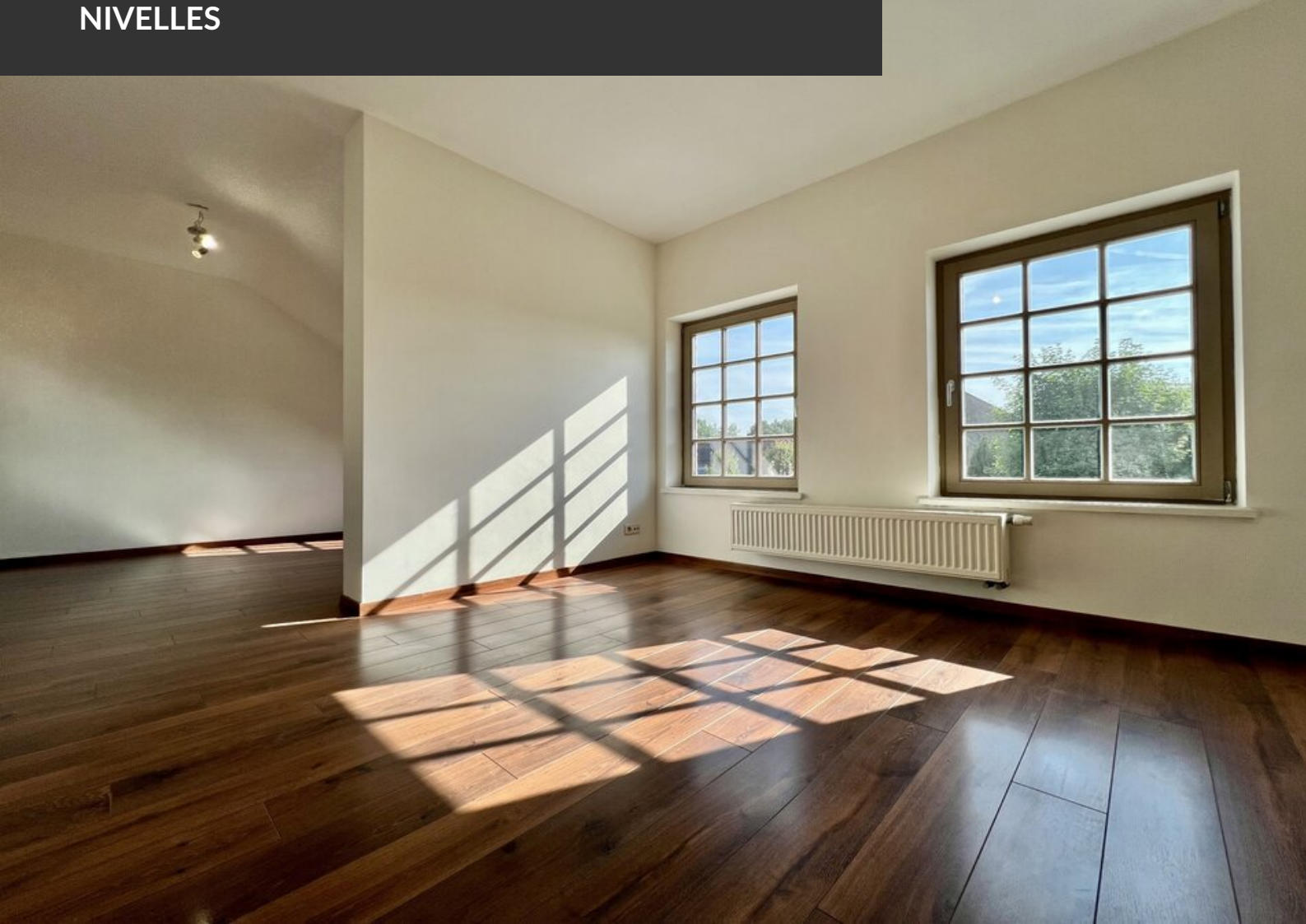
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