



HOUSE FOR SALE  
WAVRE

A Holiday Feeling, All Year Round



**ADRESSE**

Avenue des Aubepines, 13  
1300 Wavre

**PRICES**

695.000 €





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Nestled on a plot of nearly 1,800 m<sup>2</sup>, this charming villa reveals itself in the exclusive and sought-after setting of Bois de la Pierre. A rare place where the serenity of nature meets excellent accessibility, thanks to its immediate proximity to major roads (E411, N25, N4) and public transport. From the moment you enter, the charm is undeniable. The living room, bathed in natural light, soars under a beautiful high ceiling and centers around a welcoming fireplace. Outside, the carefully landscaped terraces, a harmoniously proportioned swimming pool, an intimate gazebo ready to host a jacuzzi or garden lounge, and a pond with a cascading waterfall invite you to relax... Here, every day feels like a holiday. On the night side, comfort is key: two bedrooms and a bathroom on the ground floor allow for easy single-level living. Upstairs, a spacious and versatile mezzanine — ideal as a leisure area or office —...



### 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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leads to a third large bedroom and a shower room. A generous garage, a cellar, and a large garden shed complete this impeccably maintained property. Opposite the villa, a private 2.2-hectare woodland in a forest zone is also available for purchase. A rare, peaceful, and inspiring place... just waiting for you.



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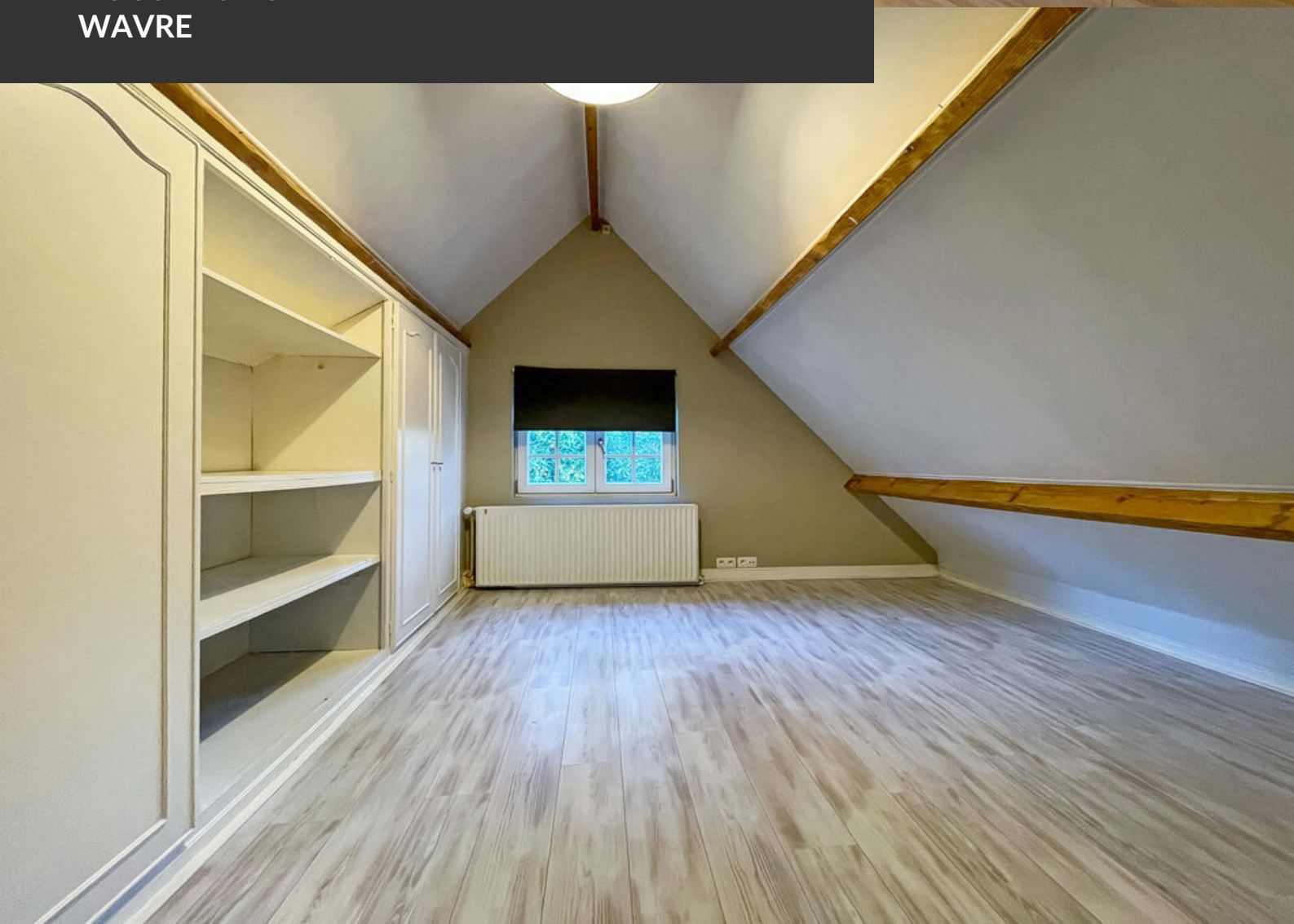
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