



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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Land surface	1.800 m <sup>2</sup>
Living space	191 m <sup>2</sup>
Year of construction	1967
Year of renovation	2016
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Open fire	yes
Cellars	yes
Garage	yes
Type of heating	oil (centr. heat.)



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## HOUSE FOR SALE WAVRE

Type of window frames

vinyl

EPB



EPB - Unique code

20220804018202

EPB - E Spec

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

EPB - E total

51.666 kWh/an

Availability

at the contract



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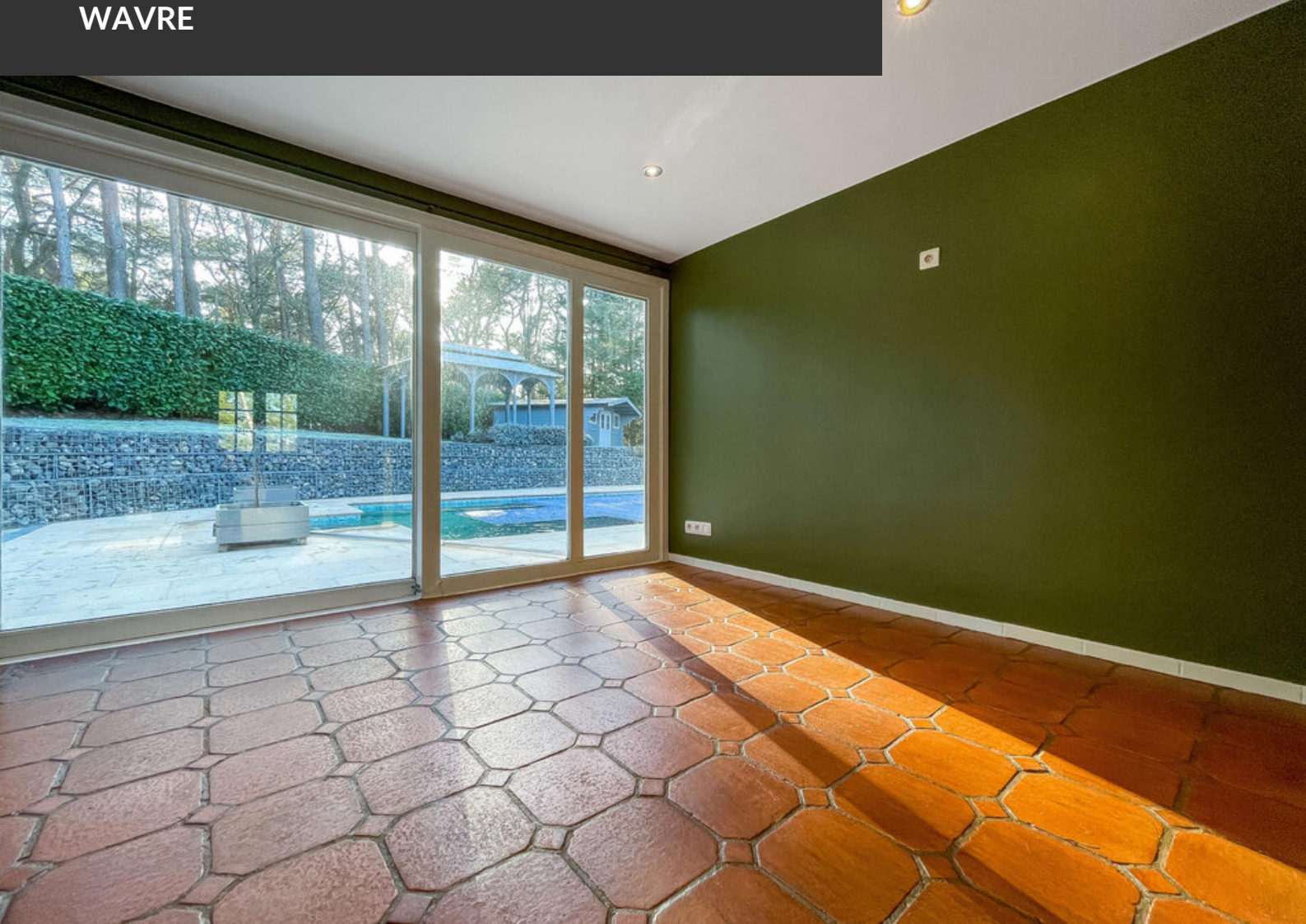
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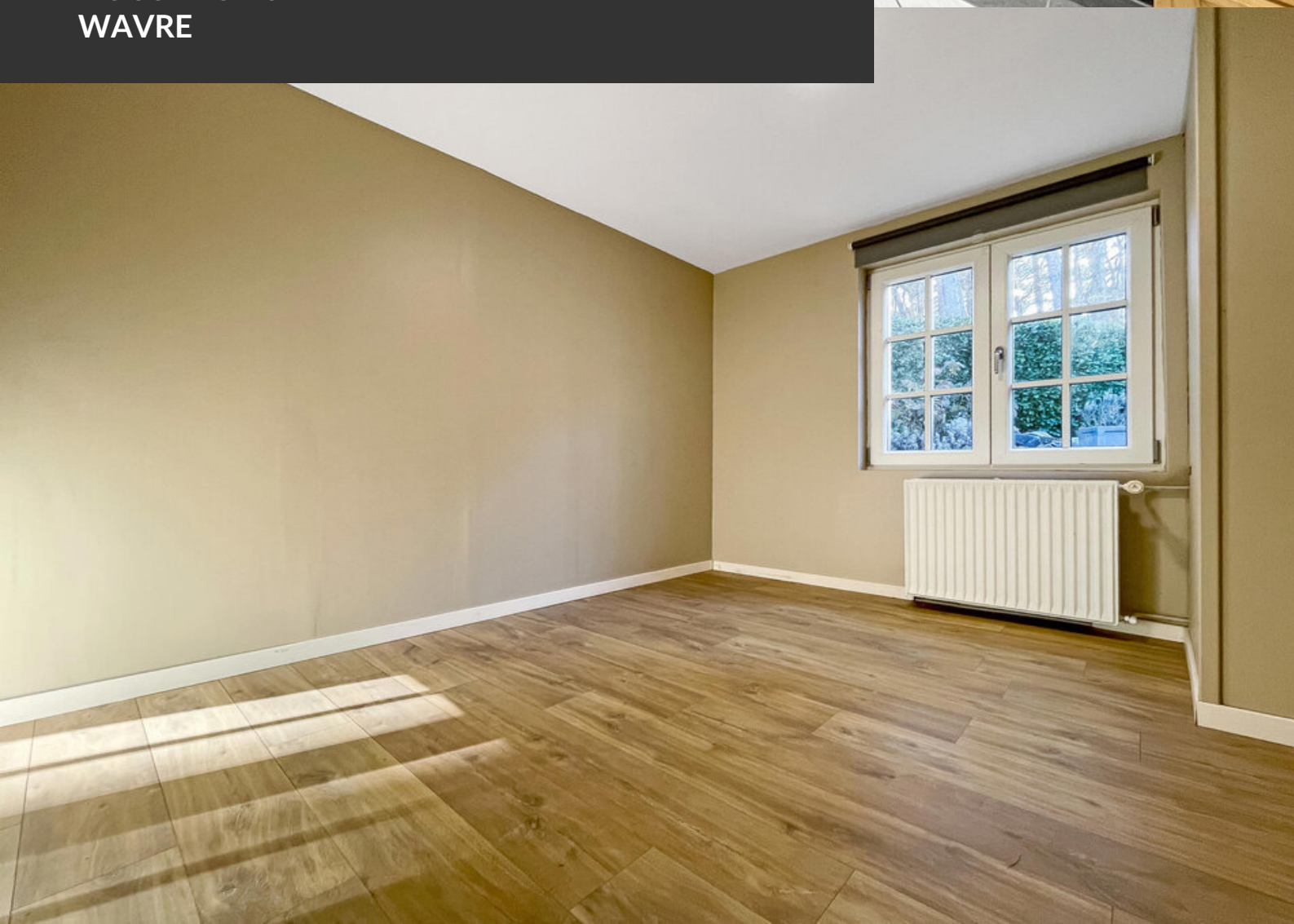
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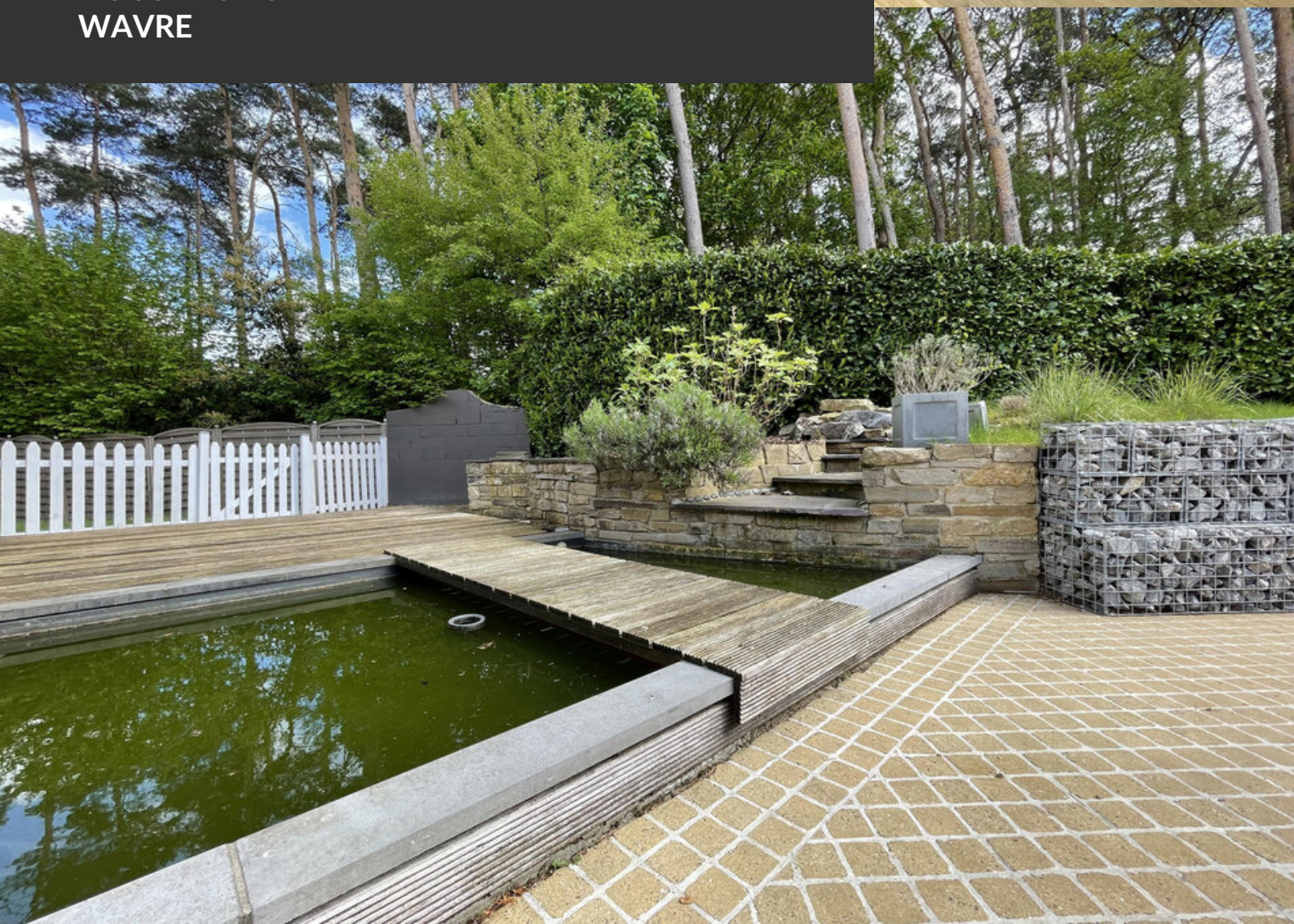
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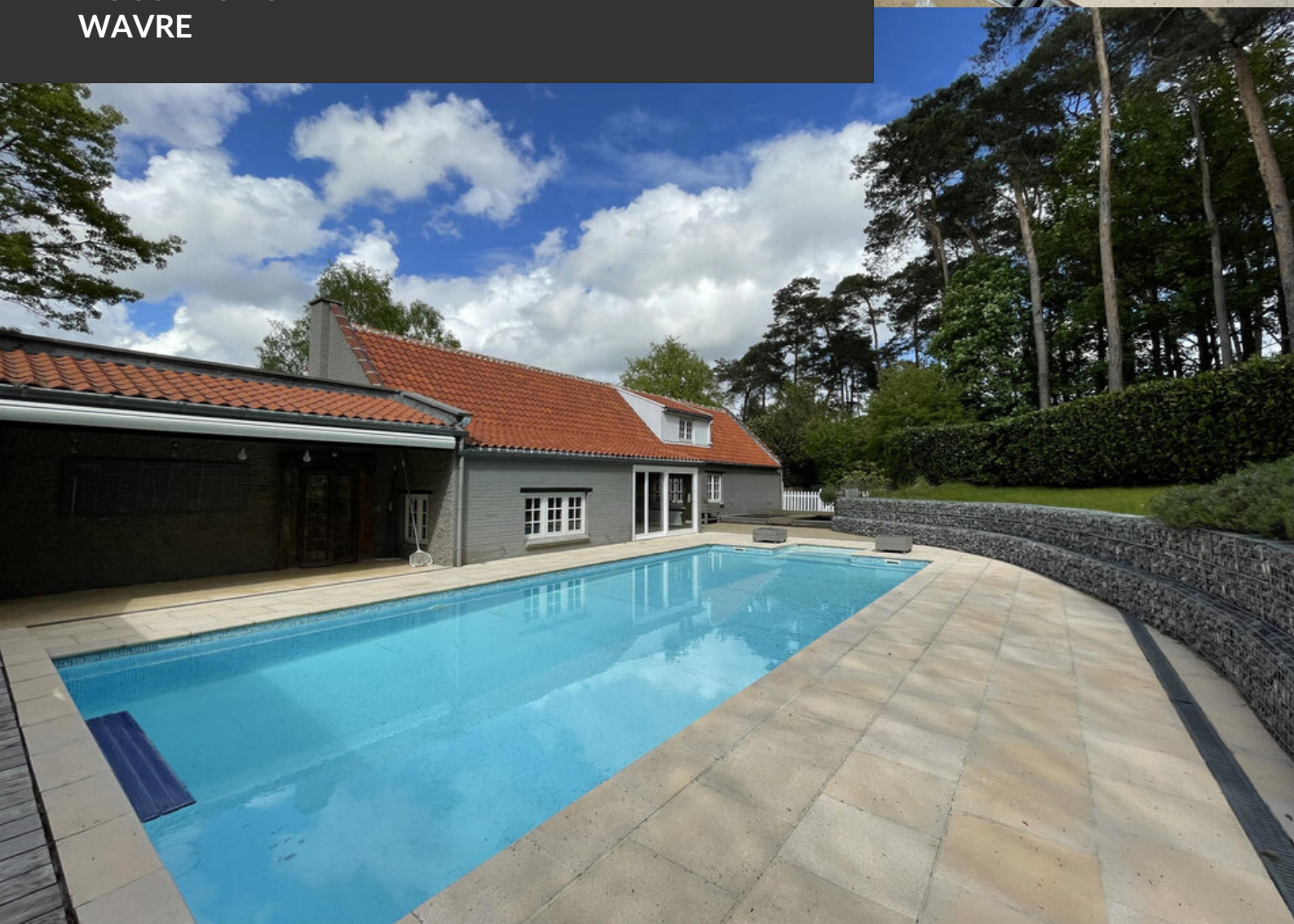
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