



HOUSE FOR SALE  
GREZ-DOICEAU

Bruyère Caton



PROPRIÉTÉ PRIVÉE  
IMMOBILIER RÉSIDENTIEL

ADRESSE  
Bruyère Caton , 16  
1390 Grez-Doiceau

PRICES  
850.000 €



## HOUSE FOR SALE GREZ-DOICEAU

This charming, spacious 350 m<sup>2</sup> villa is located in the bucolic village of Hèze, close to the centre of Grez. You'll immediately fall under the spell of the bright, airy rooms and warm materials, which create a very pleasant atmosphere throughout the villa. On the ground floor, the entrance hall reveals high ceilings in the living room, which communicates directly with the kitchen, both of which face onto the terrace in the sumptuous garden. The left wing, currently used as an office and bedroom on the ground floor, has the immense advantage of a separate entrance, which could be used for professional purposes or as a kangaroo house. To complete this floor, you can enjoy a magnificent orangery in both summer and winter, thanks to the bay windows that open completely onto the garden and its open fire, perfect for sharing moments together. Upstairs, the mezzanine landing leads to the master...



### 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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suite on one side and a family room on the other, giving access to two bedrooms sharing a shower room. To complete the picture, the garden is a haven of peace, perfectly laid out and maintained, and will leave you breathless! This house, full of charm and authenticity, has plenty more to offer, so don't delay in discovering it for yourself!



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## HOUSE FOR SALE GREZ-DOICEAU

Land surface	3.070 m <sup>2</sup>
Living space	300 m <sup>2</sup>
Year of construction	1900
Number of bedrooms	4
Surface area bedroom 1	28 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	29 m <sup>2</sup>
Number of bathrooms	2
Number of toilets	3
Workspace	yes



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## HOUSE FOR SALE GREZ-DOICEAU

Open fire	yes
Cellars	yes
Carport	yes
Orientation	west
Type of heating	individual
Type of window frames	wood
Rainwater tank	yes
Sewer connection	yes
Septic tank	yes
EPB	
EPB - Unique code	20241001002808



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## HOUSE FOR SALE GREZ-DOICEAU

EPB - E Spec	318 kWh/m <sup>2</sup> .an
EPB - E total	100.715 kWh/an
Availability	1



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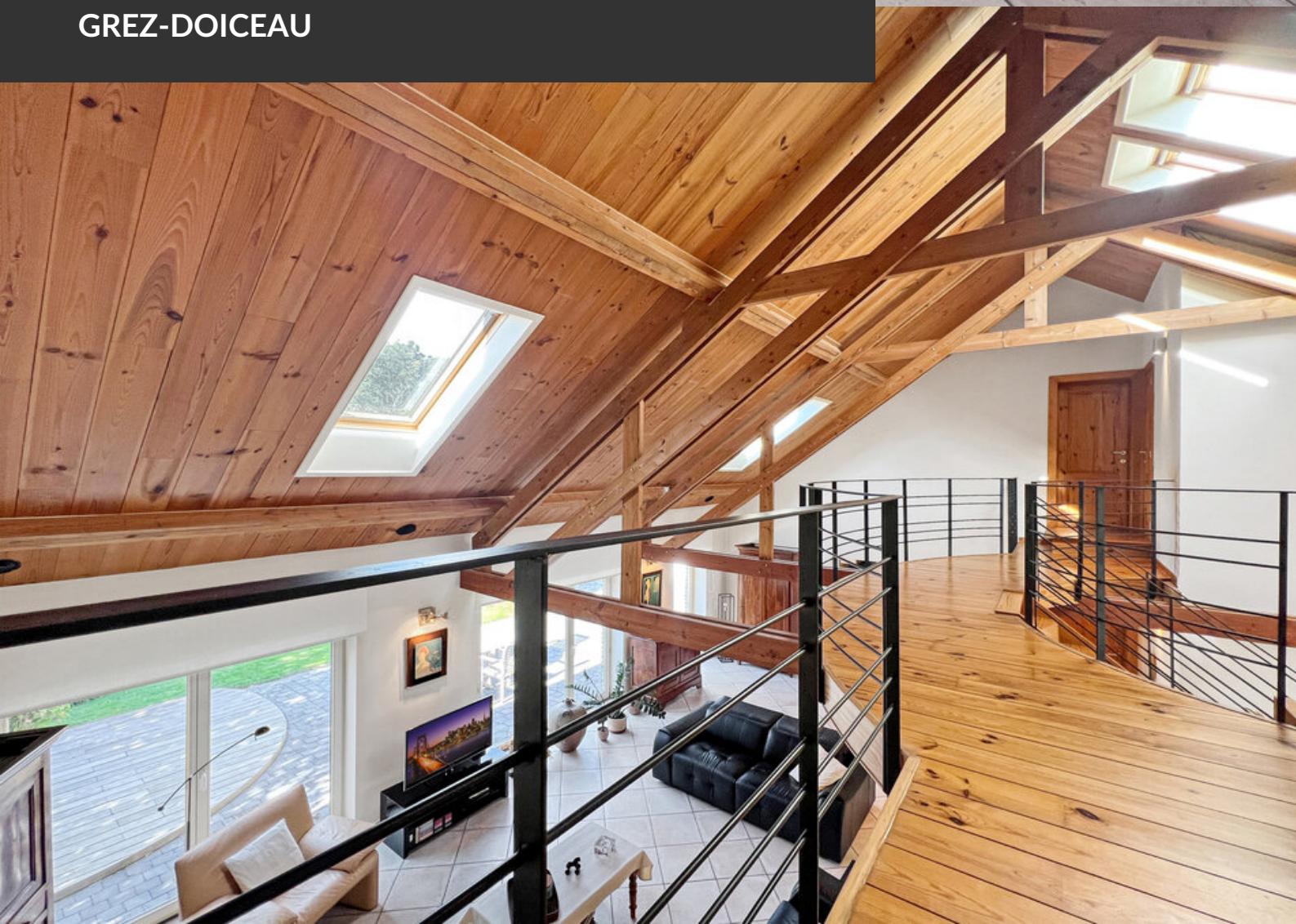


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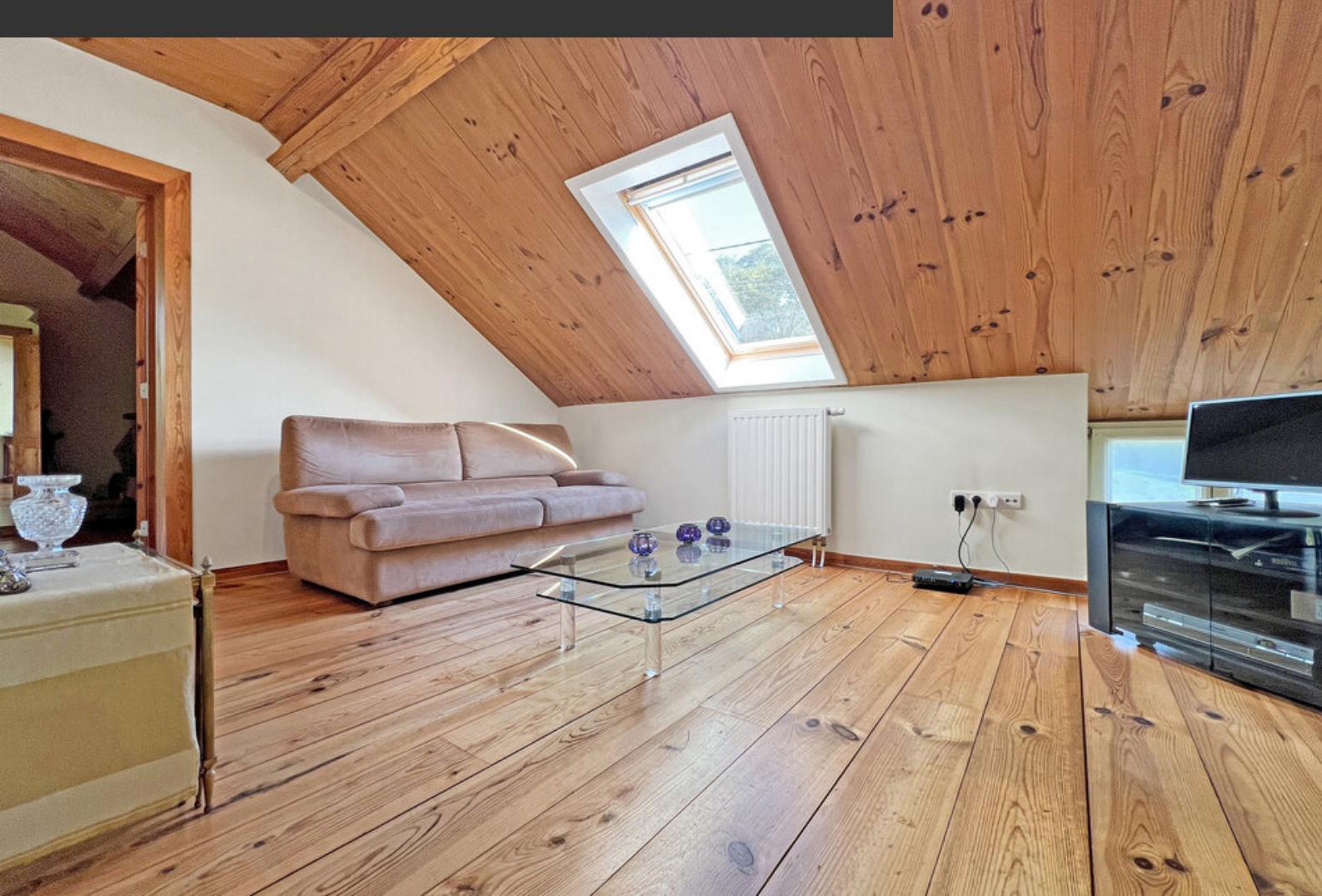


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