



HOUSE FOR RENT  
RIXENSART

Élégante maison + annexe à deux pas de la Mazerine !

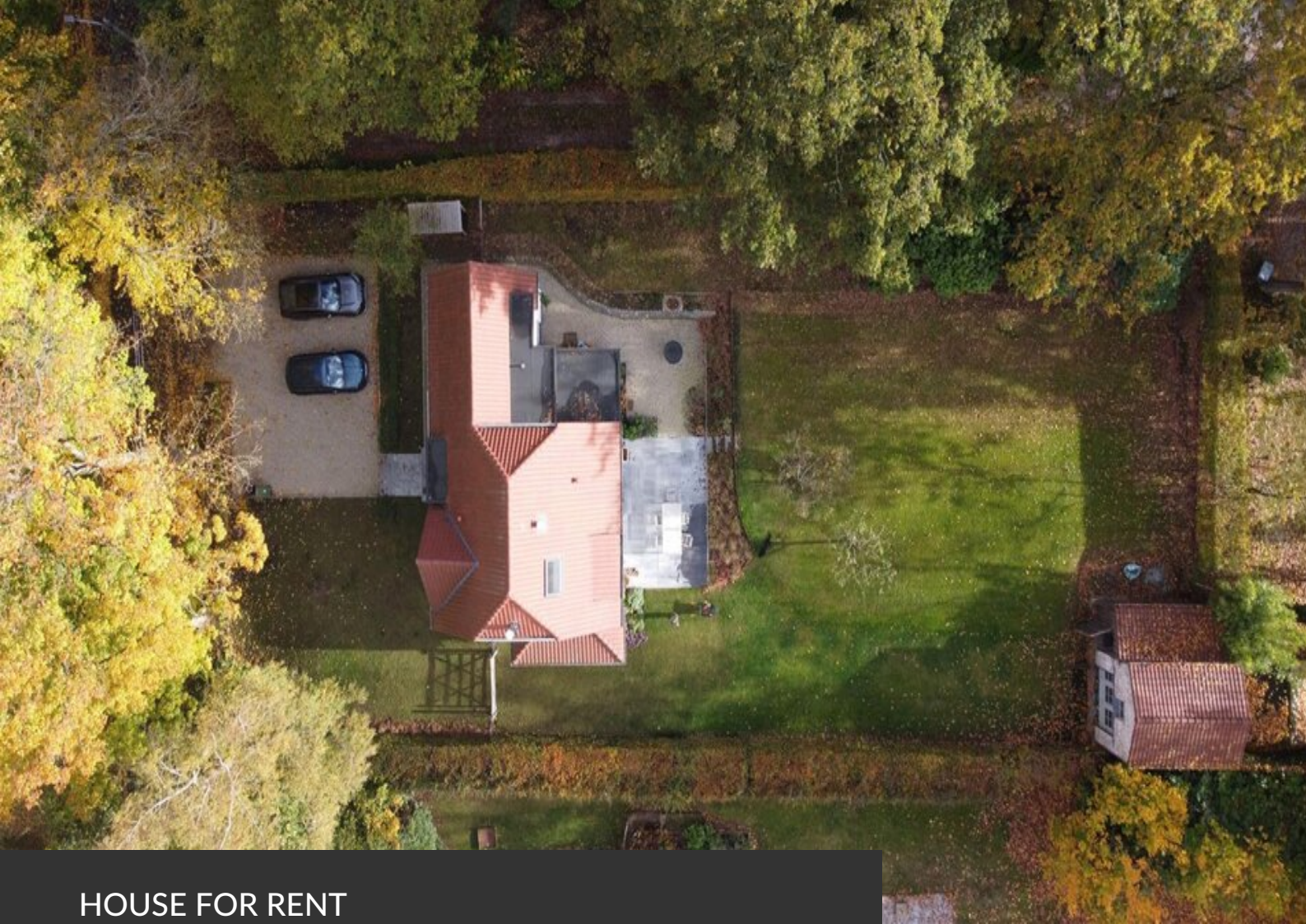


#### ADRESSE

Avenue Hector Steyaert, 22  
1330 Rixensart

#### PRICES

3.000 €



## HOUSE FOR RENT RIXENSART

In the heart of a quiet street, just a stone's throw from La Mazerine, lies this prestigious character property set on a 13-are plot. From the moment you step inside, the atmosphere captivates with its refined finishes and exceptional brightness. The ground floor features a spacious entrance hall leading to welcoming living areas, a functional kitchen, and a comfortable office. On the upper floors, three bedrooms share a bathroom, while a master suite completes the ensemble. The basement offers a pleasant cellar, providing excellent storage possibilities. At the back, the garden, perfectly oriented and easily adaptable, enhances the property. A charming annexe completes the ensemble and can serve as a workshop or additional storage space.



### **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 RENT RIXENSART

|                        |                    |
|------------------------|--------------------|
| Living space           | 220 m <sup>2</sup> |
| Year of construction   | 1930               |
| Year of renovation     | 2023               |
| Number of bedrooms     | 4                  |
| Surface area bedroom 1 | 17 m <sup>2</sup>  |
| Surface area bedroom 2 | 13 m <sup>2</sup>  |
| Surface area bedroom 3 | 12 m <sup>2</sup>  |
| Surface area bedroom 4 | 15 m <sup>2</sup>  |
| Number of bathrooms    | 2                  |
| Number of toilets      | 3                  |
| Workspace              | yes                |



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|                      |                                                                                       |
|----------------------|---------------------------------------------------------------------------------------|
| Open fire            | yes                                                                                   |
| Cellars              | yes                                                                                   |
| Net cadastral income | 0 €                                                                                   |
| EPB                  |  |
| EPB - Unique code    | 20251013022558                                                                        |
| EPB - E Spec         | 164 kWh/m <sup>2</sup> .an                                                            |
| EPB - E total        | 35.616 kWh/an                                                                         |



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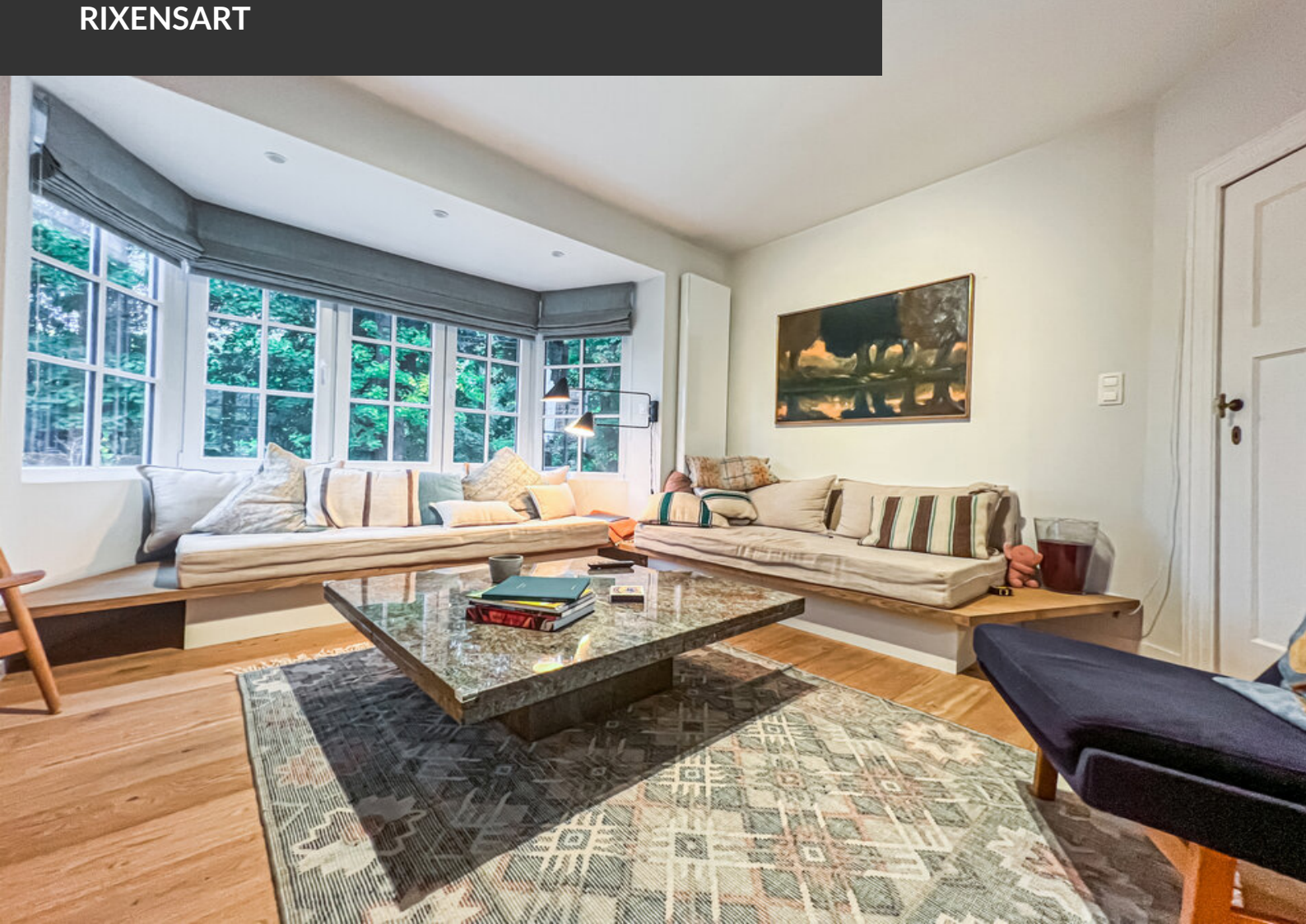


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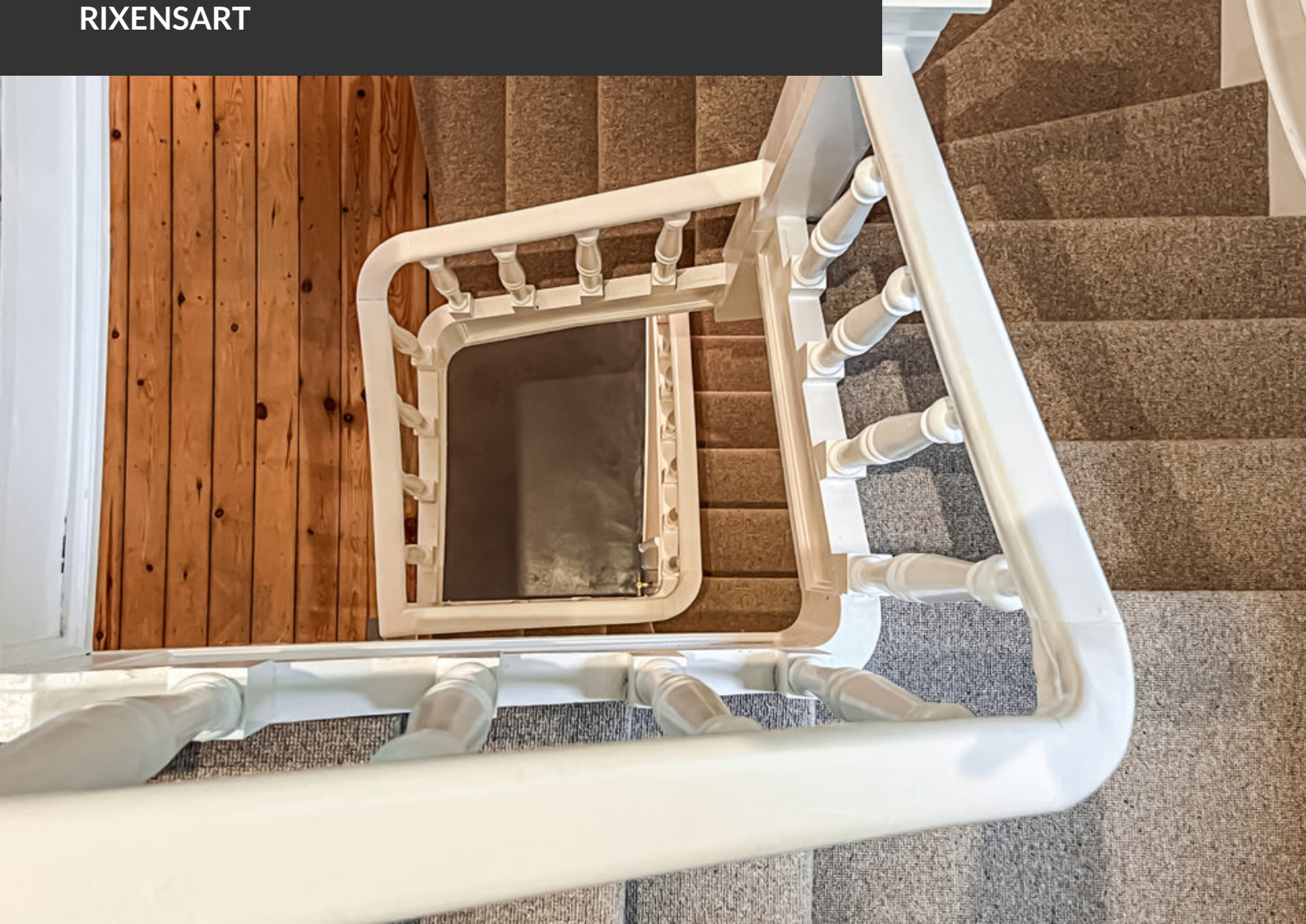


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