



HOUSE FOR RENT  
RIXENSART

Élégante maison + annexe à deux pas de la Mazerine !



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

**ADRESSE**

Avenue Hector Steyaert, 22  
1332 Rixensart

**PRICES**

2.900 €



## 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

Land surface	1.300 m <sup>2</sup>
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



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Workspace	yes
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
Availability	5



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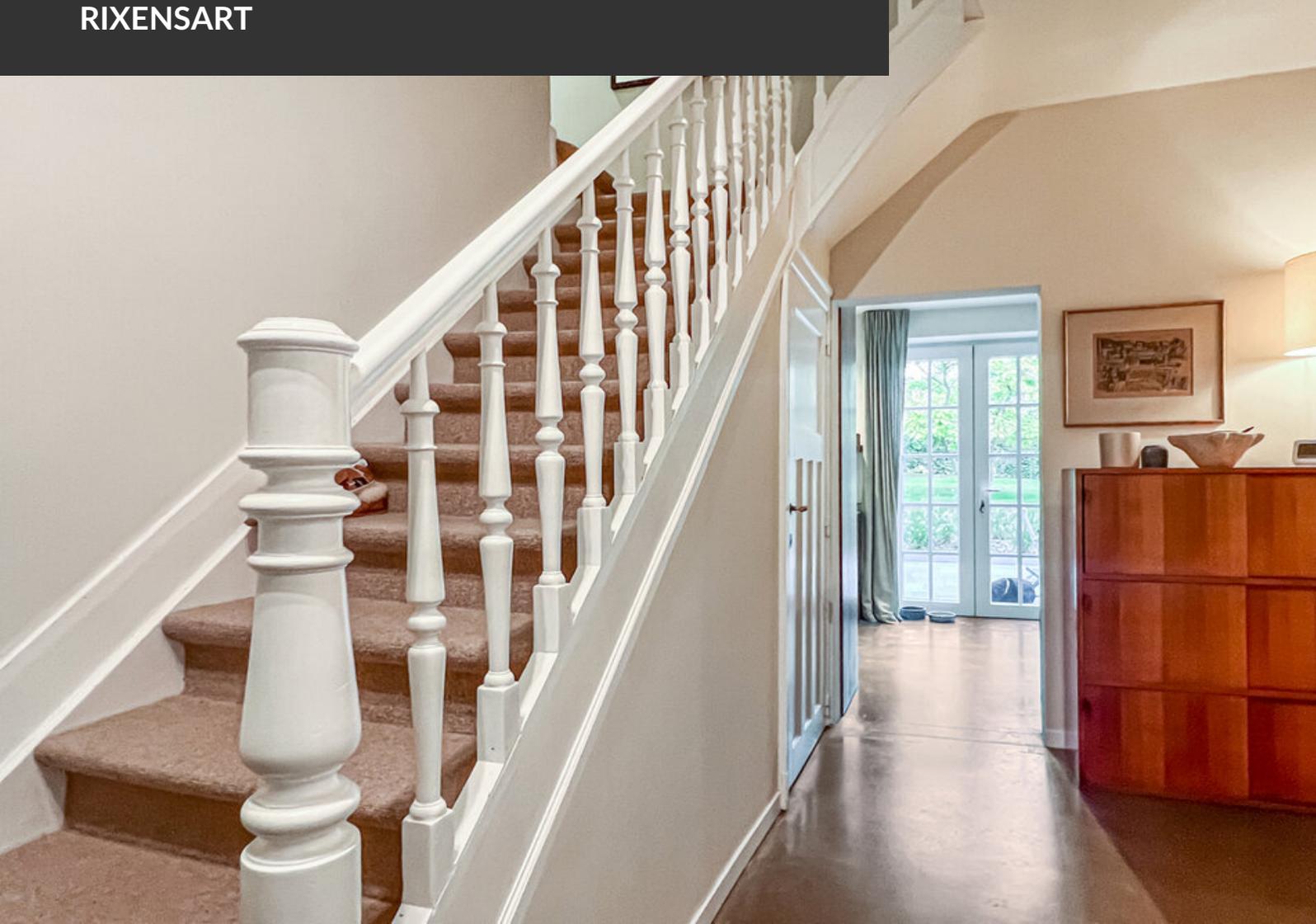
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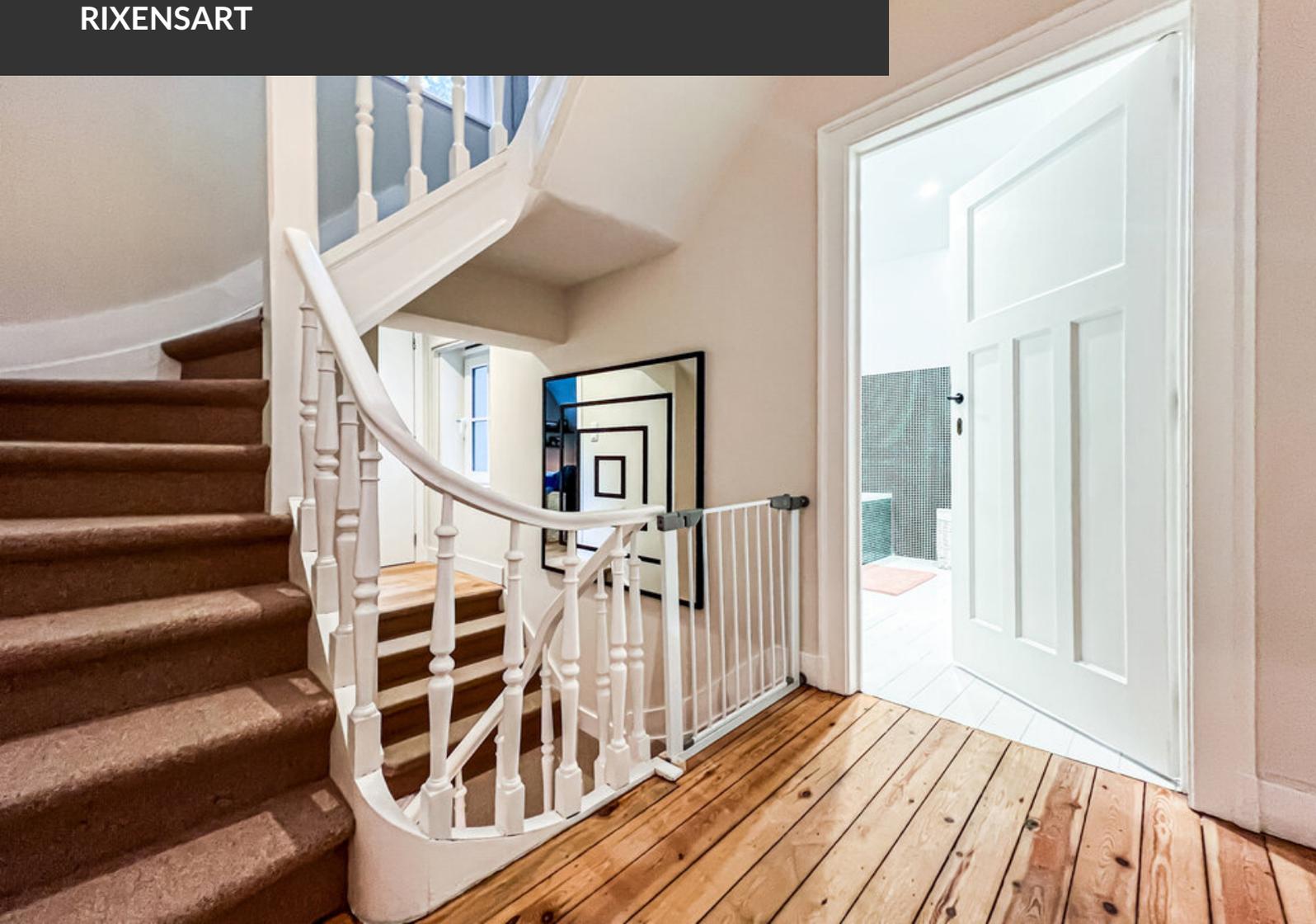


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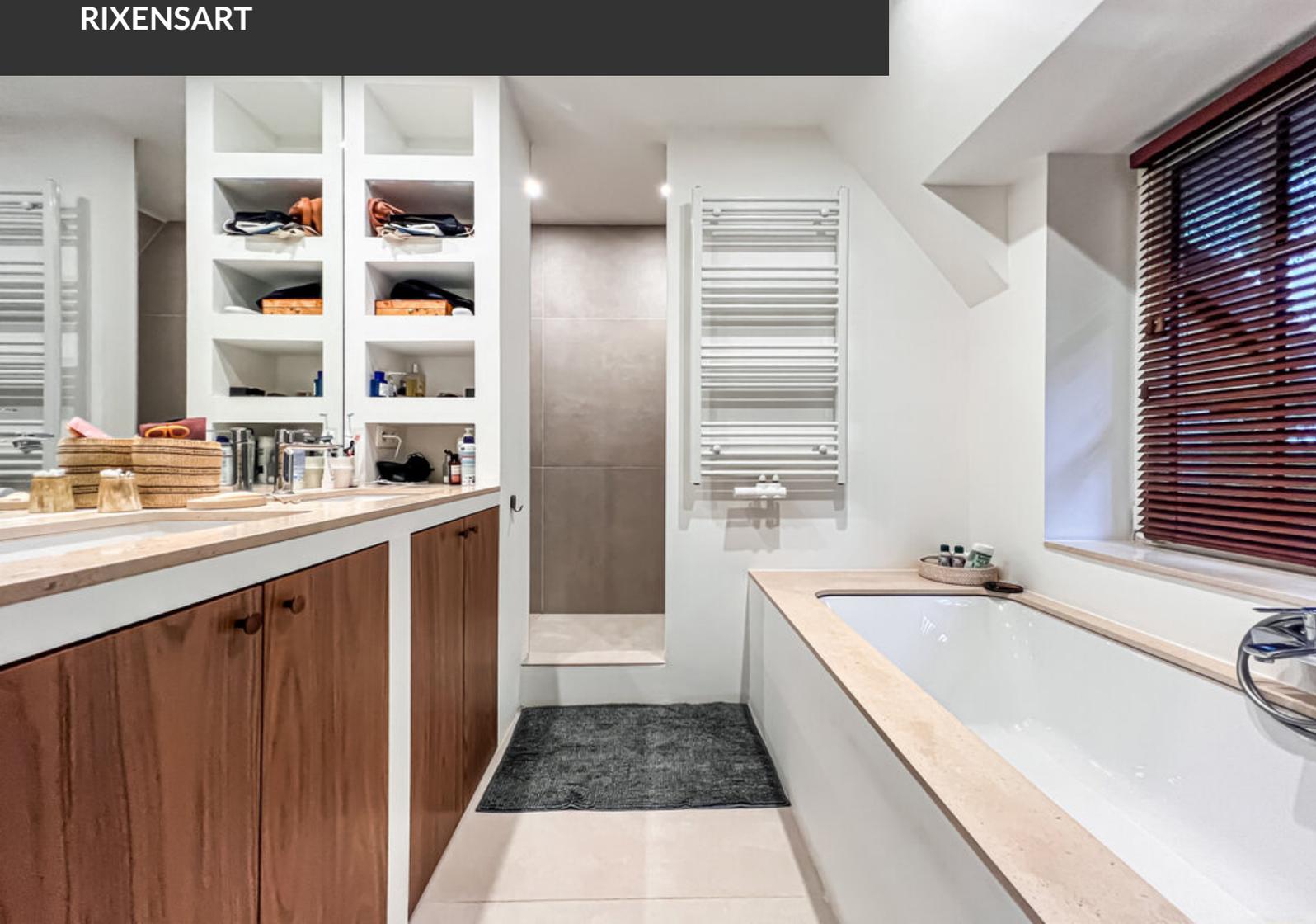


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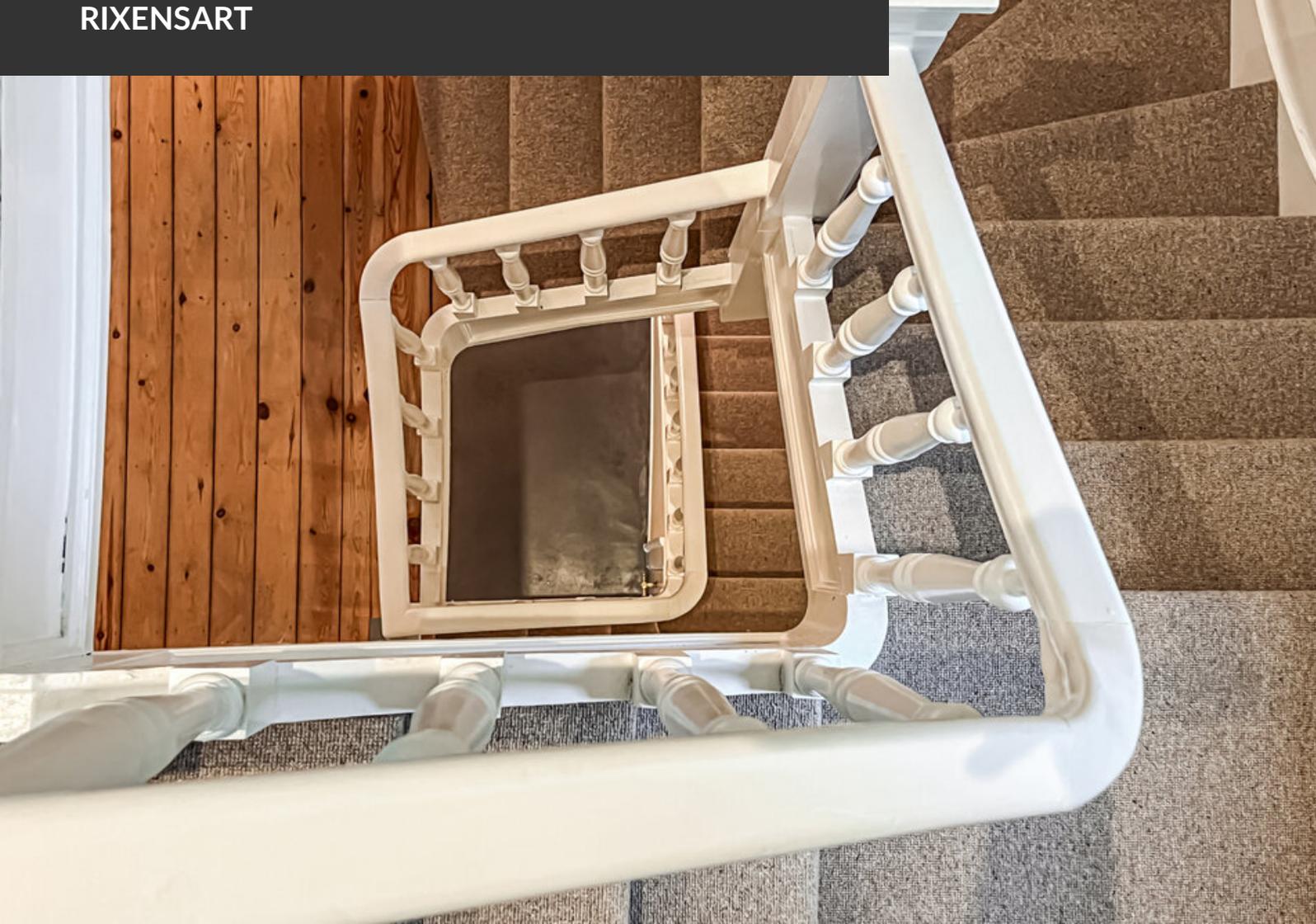


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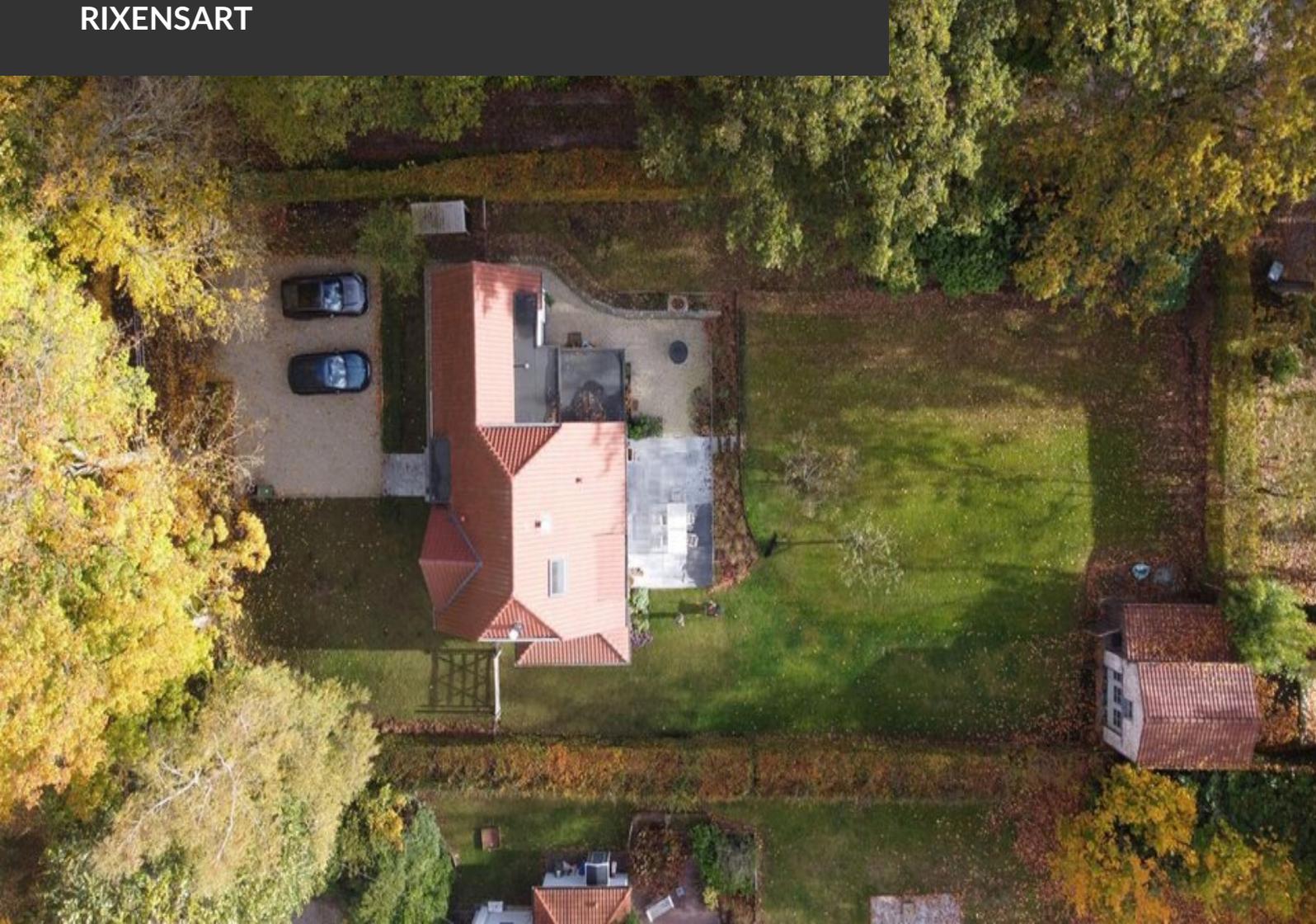


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