



**HOUSE FOR SALE  
WATERLOO**

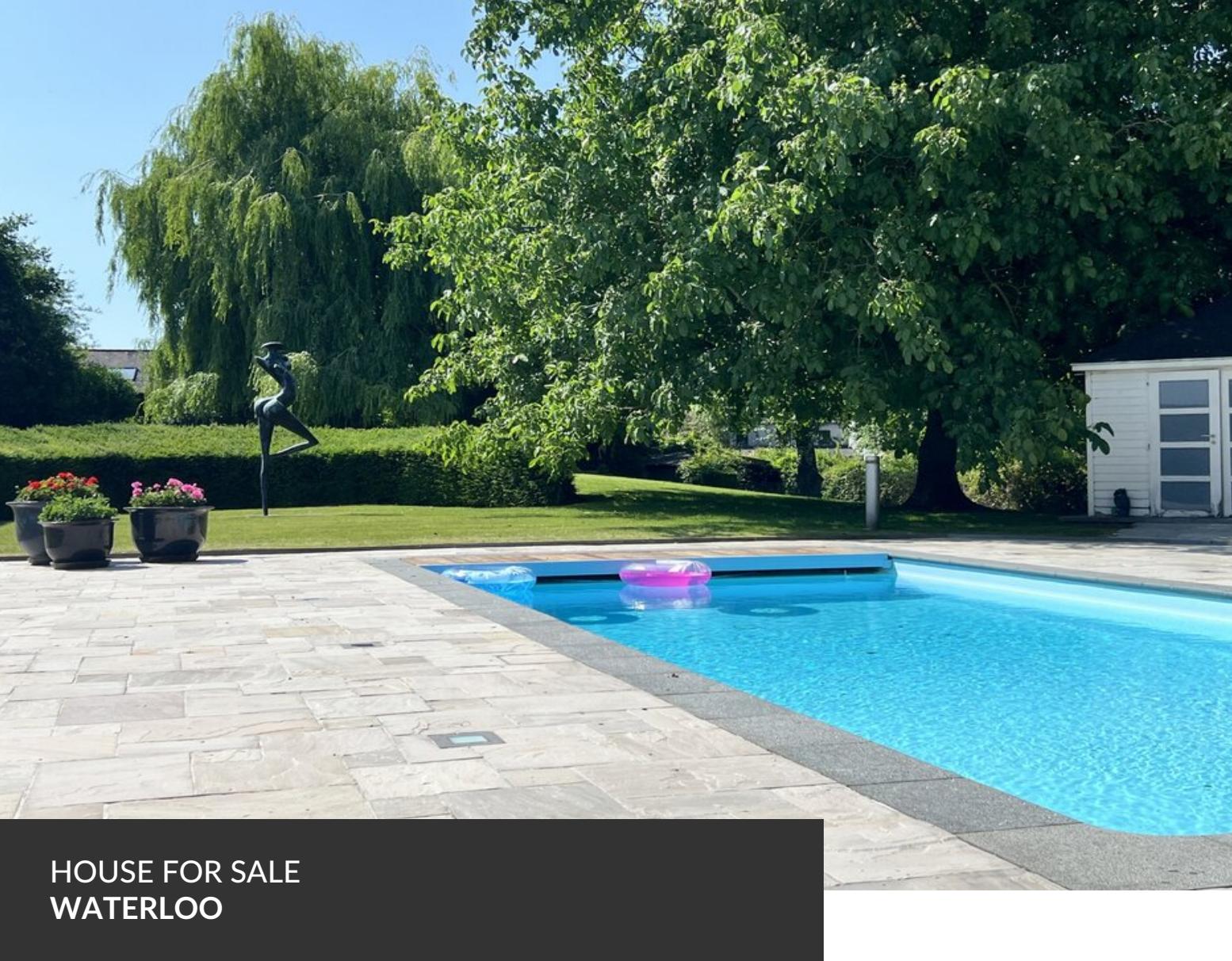
Exceptional and refined property with all the wanted comfort



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

**ADRESSE**  
Rue Coleau , 60  
1410 Waterloo

**PRICES**  
1.650.000 €



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Ideally located close to Joli-Bois, this elegant and bright villa from 2008, with  $\pm 443 \text{ m}^2$  of living space ( $\pm 670 \text{ m}^2$  built), is set on a magnificent landscaped plot of  $\pm 45$  ares 20 ca, featuring a heated pool and spacious terraces. The ground floor includes an entrance hall with a cloakroom and guest toilet, an office, a cinema room, a dining room adjacent to the spa, a fully equipped kitchen with a dining area in the veranda, a living room with a gas fireplace, and a fitness room. A large terrace in Roman stone, a double garage, and a storage room complete this level. On the first floor, the night hall leads to the master suite, which offers a bedroom with a balcony, a walk-in closet, and a spacious shower room. There is also a beautiful bedroom with its own shower room and two bedrooms with mezzanines, each featuring a...



### 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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walk-in closet and a private shower room. A fifth bedroom with a balcony currently serves as a laundry area, which can easily be converted into an en-suite shower room. The partial basement features a wine cellar, generous storage spaces, a technical room, and a gas boiler room. This high-end property captivates with its refined finishes, generous volumes, and natural brightness. Underfloor heating, a façade in French stone, photovoltaic panels, home automation, air conditioning, a B&O audio system, and an electric gate enhance its comfort. An exceptional property combining prestige and discretion.



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Land surface	4.520 m <sup>2</sup>
Living space	445 m <sup>2</sup>
Year of construction	2008
Number of bedrooms	4
Surface area bedroom 1	35 m <sup>2</sup>
Surface area bedroom 2	30 m <sup>2</sup>
Surface area bedroom 3	30 m <sup>2</sup>
Surface area bedroom 4	25 m <sup>2</sup>
Surface area bedroom 5	16 m <sup>2</sup>
Number of bathrooms	4
Number of toilets	3



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## HOUSE FOR SALE WATERLOO

Workspace	yes
Open fire	yes
Attic	yes
Cellars	yes
Garage	yes
Solar panels	yes
EPB	 C
EPB - Unique code	20240726012732
EPB - E Spec	188 kWh/m <sup>2</sup> .an
EPB - E total	102.536 kWh/an
Availability	1



eau office

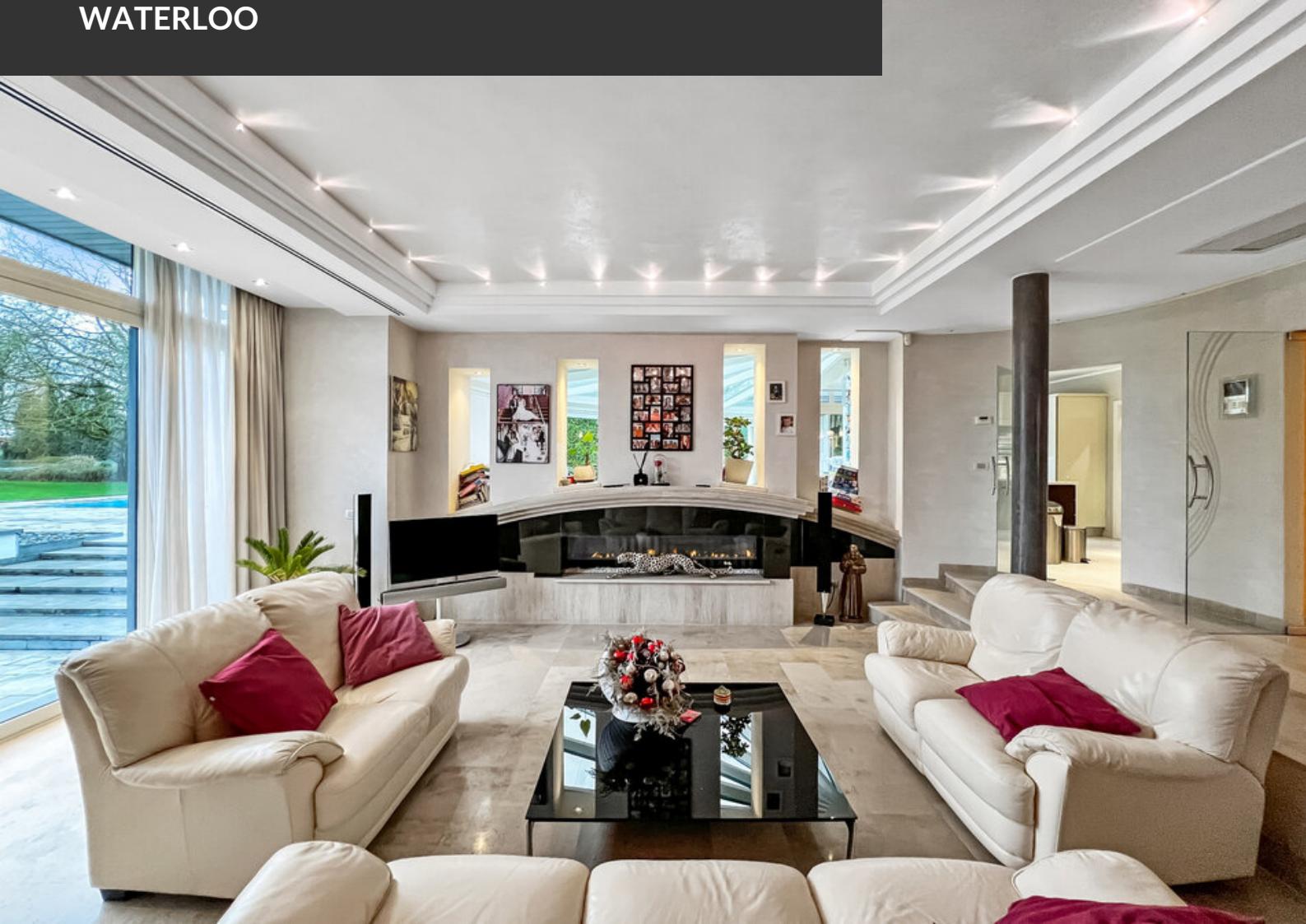
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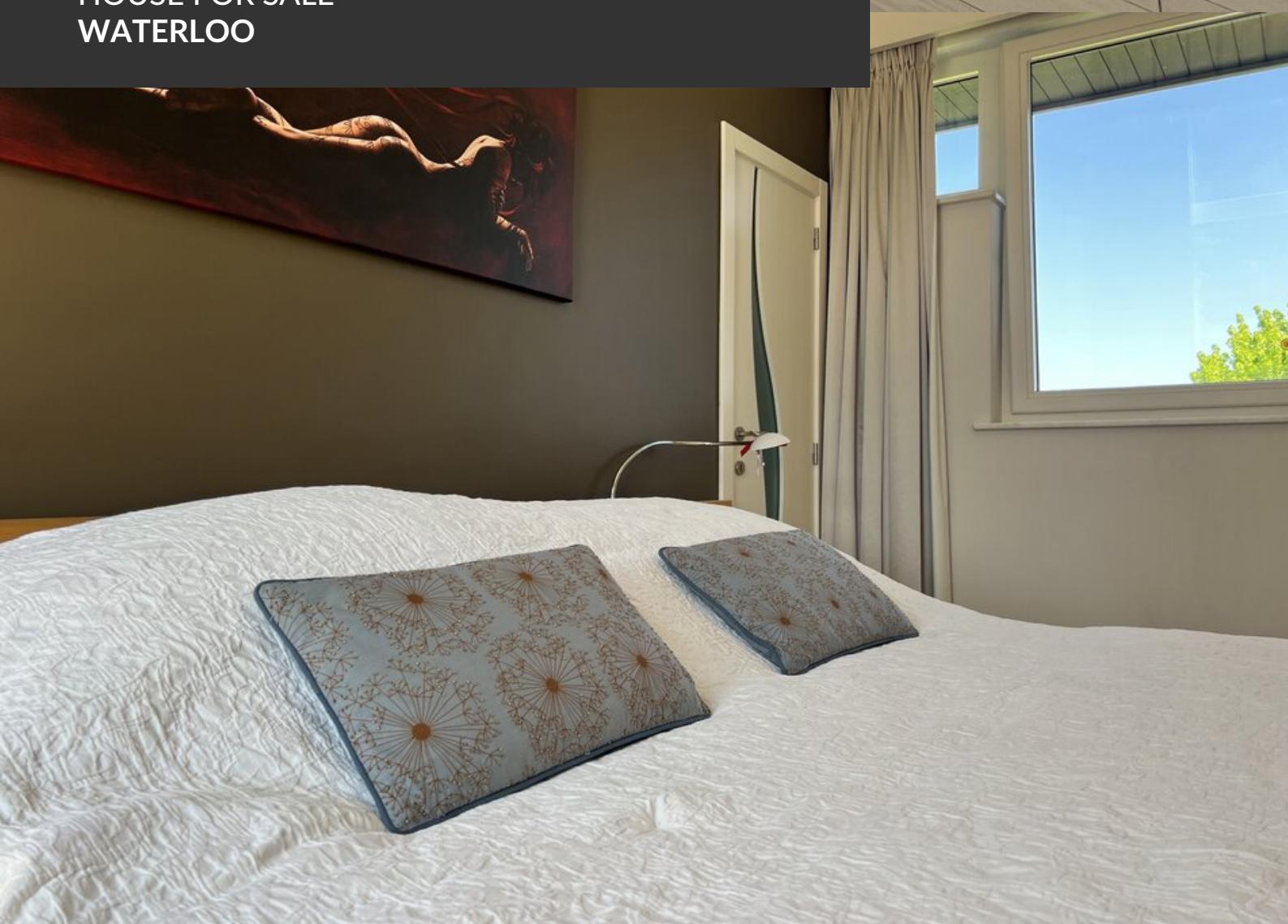


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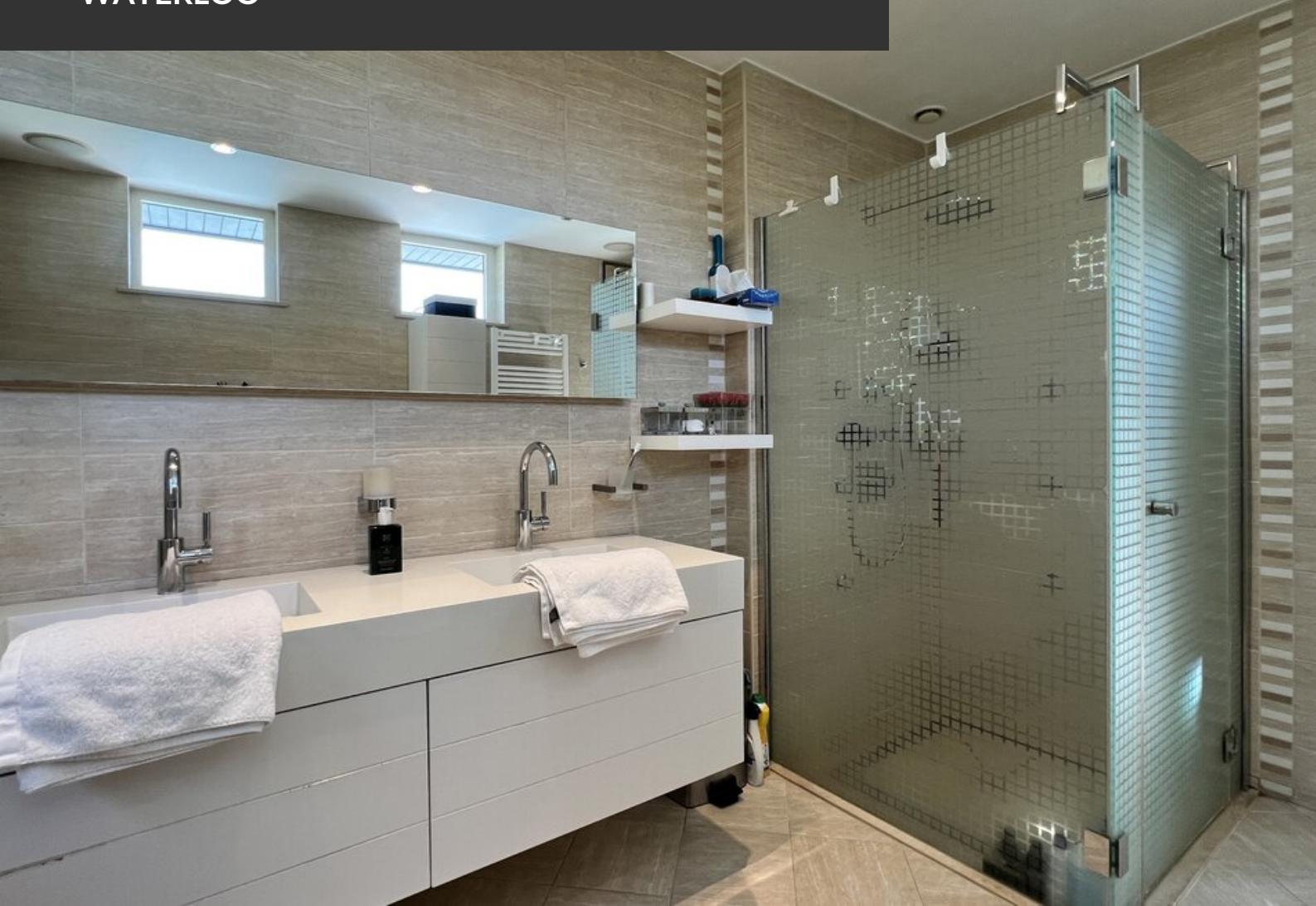


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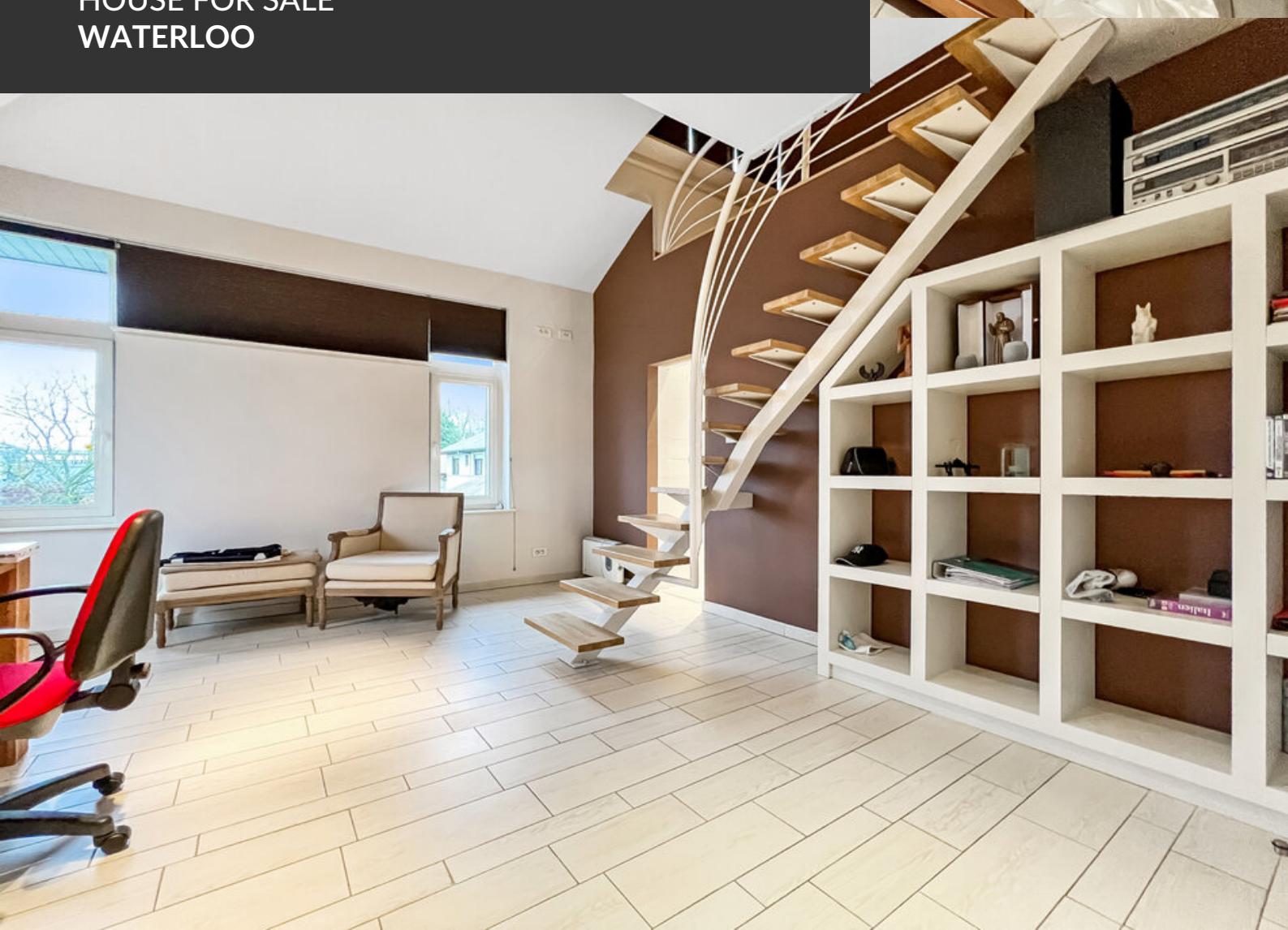


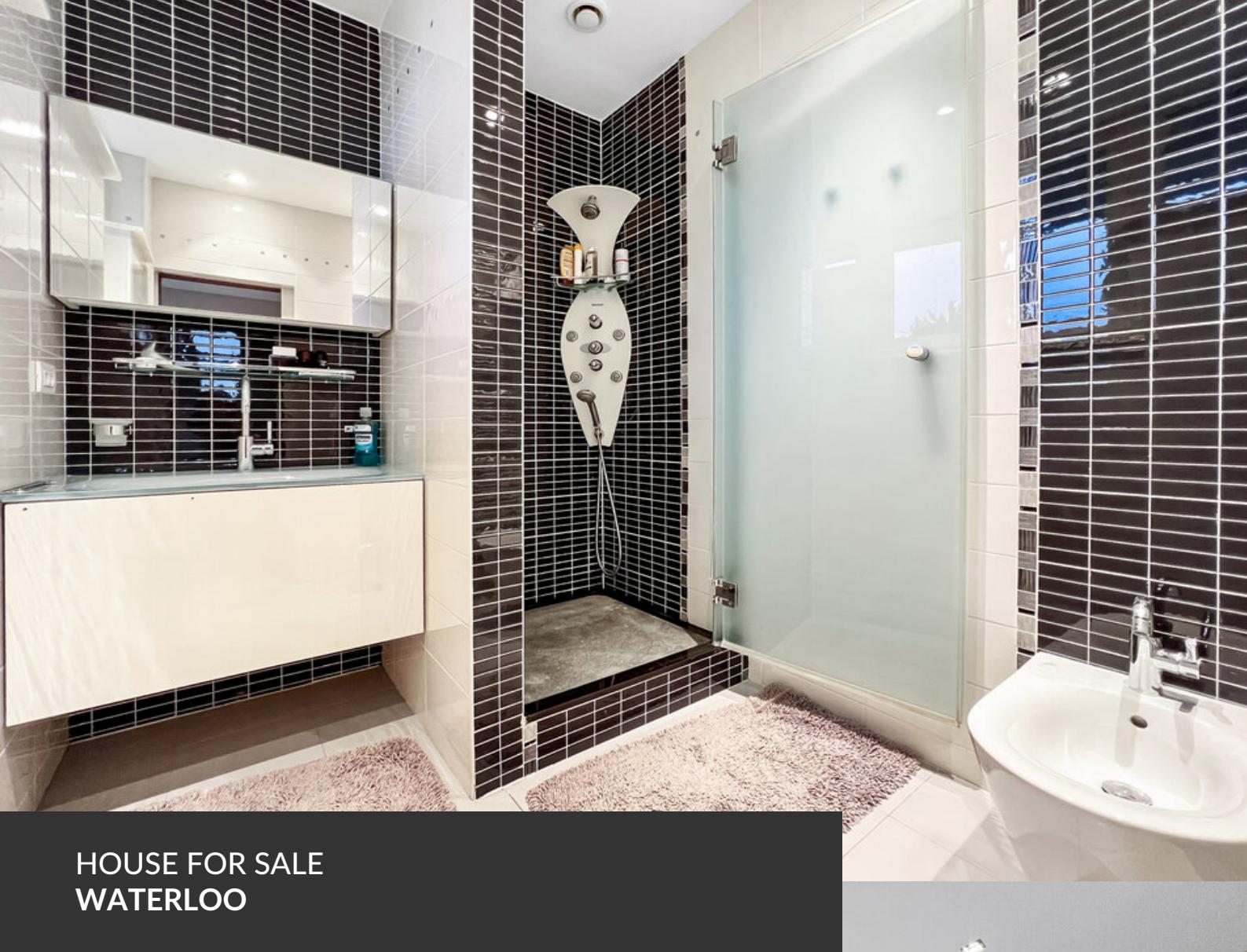
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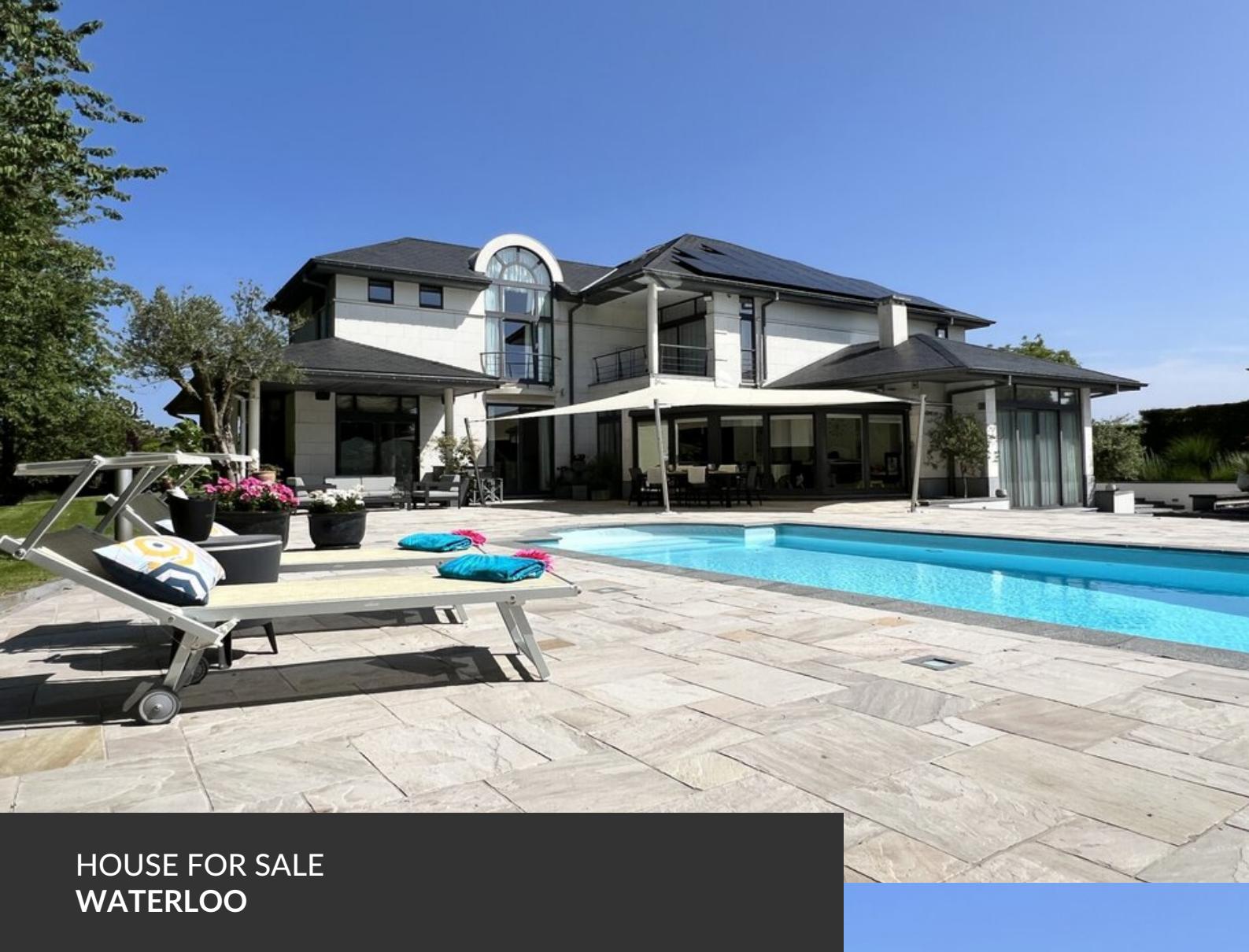
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