



HOUSE FOR SALE
CHAUMONT-GISTOUX

Quiétude et volumes à deux pas du centre de Gistoux



ADRESSE

Avenue des Sorbiers, 19
1325 Chaumont-Gistoux

PRICES

1.150.000 €



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Discover this stunning high-standard villa with nearly 600 m² of usable space, ideally located in a sought-after and peaceful neighborhood in the heart of the charming village of Chaumont-Gistoux. Just a few steps away, you'll find bakeries, restaurants, and various shops, making this location both convenient and delightful. In excellent overall condition, this property stands out for its impressive volumes and exceptional brightness. Nestled on a plot of over 40 ares, consisting of two separate lots, it offers approximately 400 m² of living space. The ground floor features reception areas exceeding 90 m², complete with a bar and offering panoramic views of the valley. A spacious, fully equipped 30 m² kitchen opens directly onto the terrace, perfect for outdoor dining. Two offices, including a unique round office, complete this level. Upstairs, you'll find four large bedrooms, three of which are master suites with private bathrooms, ensuring comfort and privacy for every family member. The...



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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basement, spanning the entire surface of the villa, includes a garage accommodating 4 to 5 cars and several storage cellars. The outdoor spaces, a true haven of greenery and tranquility, provide a serene and luxurious environment. The landscaped garden, fully enclosed and wooded, features a water feature and two magnificent terraces facing south and southwest. One of these terraces, elegantly finished in cedarwood, borders the swimming pool. At the front, spacious private parking areas can comfortably accommodate 8 to 10 vehicles. This unique property, combining elegance, comfort, and nature, is ideal for a family seeking an exclusive home close to all amenities.



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Land surface	4.000 m ²
Living space	400 m ²
Number of bedrooms	4
Garage	yes
Type of heating	oil (centr. heat.)
Sewer connection	yes
EPB	
EPB - Unique code	20240521003284
EPB - E Spec	95 kWh/m ² .an
EPB - E total	61.338 kWh/an
Availability	at the contract



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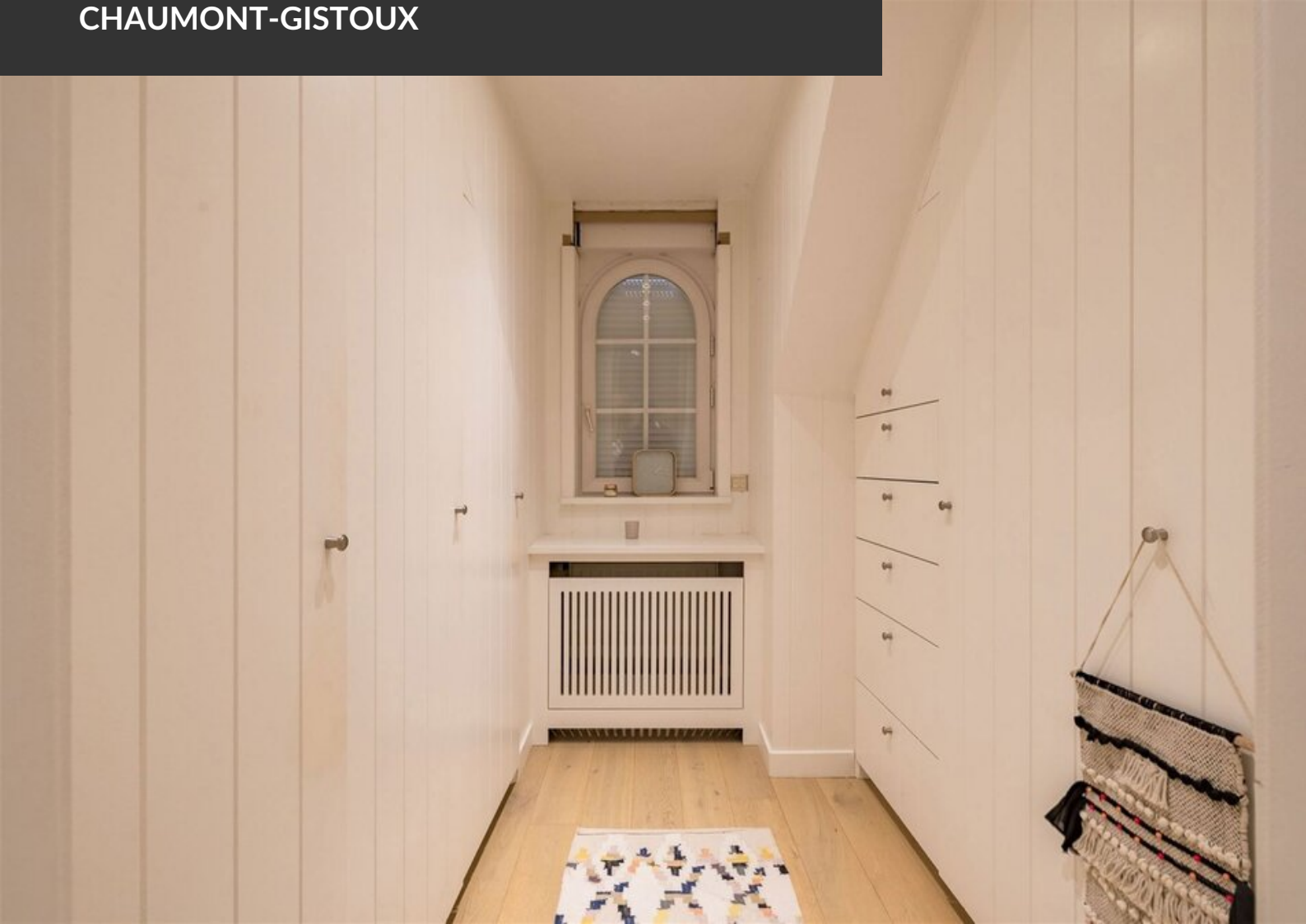


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