



HOUSE FOR SALE  
GREZ-DOICEAU



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

### ADRESSE

Chemin Masy, 3  
1390 Grez-Doiceau

### PRICES

1.499.000 €





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Treat yourself to an exceptional lifestyle with this exceptional property, nestled in the prestigious Domaine du Golf du Bercuit, at the end of a private driveway and out of sight. Built in 1992 using top-quality materials, it has been designed to combine comfort, elegance and modernity. Set in a magnificent plot of more than 50 acres, the landscaped garden is a haven of peace and tranquillity, with a host of terraces offering a variety of outdoor living spaces. Right from the entrance hall, you will be captivated by the open-plan layout and the numerous picture windows offering a lovely view of the greenery. The living room has a cosy open fire and a second lounge is currently organised around a pool table. Continuing on, a dining room and a beautiful study, as well as a vast, fully-equipped kitchen with its pantry and a utility room, form a well-thought-out ensemble with...



### 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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direct access to the two-car garage. The heated indoor swimming pool overlooks the terraces and opens onto the garden through the side sliding glass doors, so that in summer it feels like an outdoor pool. For perfect comfort, there is a pool house with shower. The very central staircase leads to the mezzanine landing and serves two wings with five bedrooms, three bathrooms, three dressing rooms and two solarium terraces, providing a serene and relaxing atmosphere. The villa, which has been meticulously maintained and renovated over the years, benefits from a solar panel system and recent insulation, giving it an EPB C certificate. A practical cellar and parking spaces complete the assets of this unique residence. Whether you are a golf enthusiast or simply looking for peace and refinement, this house is a rare opportunity not to be missed. VISITS AND INFORMATION BY EMAIL/PHONE 0472/91.26.77 (DINJART BARBARA)



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Land surface	5.089 m <sup>2</sup>
Living space	463 m <sup>2</sup>
Year of construction	1992
Year of renovation	2022
Number of bedrooms	5
Surface area bedroom 1	17 m <sup>2</sup>
Surface area bedroom 2	11 m <sup>2</sup>
Surface area bedroom 3	11 m <sup>2</sup>
Surface area bedroom 4	11 m <sup>2</sup>
Surface area bedroom 5	11 m <sup>2</sup>
Number of bathrooms	4



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Number of toilets	5
Workspace	yes
Open fire	yes
Attic	yes
Cellars	yes
Garage	yes
Orientation	south-west
Type of heating	individual
Type of window frames	wood
Solar panels (photovoltaic or thermal)	photovoltaic
Sewer connection	yes



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Net cadastral income	7.275 €
EPB	
EPB - E Spec	206 kWh/m <sup>2</sup> .an
EPB - E total	95.452 kWh/an
Availability	at the contract



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