

HOUSE FOR SALE
RIXENSART

A charming home to reimagine!

PROPRIÉTÉ PRIVÉE
IMMOBILIER RÉSIDENTIEL

ADRESSE

Avenue révérend père pire , 7
1330 Rixensart

PRICES

345.000 €



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Some houses have an instantly welcoming feel… and this is one of them! Located in a sought-after neighbourhood of Rixensart, close to all amenities, shops, schools and public transport, this charming 1970s house offers a solid foundation and, above all, plenty of potential waiting to be unlocked. With a total surface area of approximately two hundred square metres, it features generous living spaces, three bedrooms, well-proportioned rooms and lovely natural light throughout the day. At the rear, the garden of approximately three ares offers a delightful green retreat, with mature trees and attractive hedges. A charming, established outdoor space, ready to become a wonderful place to enjoy the warmer months. The house would benefit from renovation and modernisation, but the possibilities are plentiful. With a little imagination, it could become ...

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

https://www.propriete-privee.be - info@propriete-privee.be



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a warm, comfortable home, perfectly tailored to your own style and needs! A simple, endearing home in a great location, with many more stories left to tell. Come and discover it… you may well fall for its potential from the very first viewing! Offers starting from €345,000

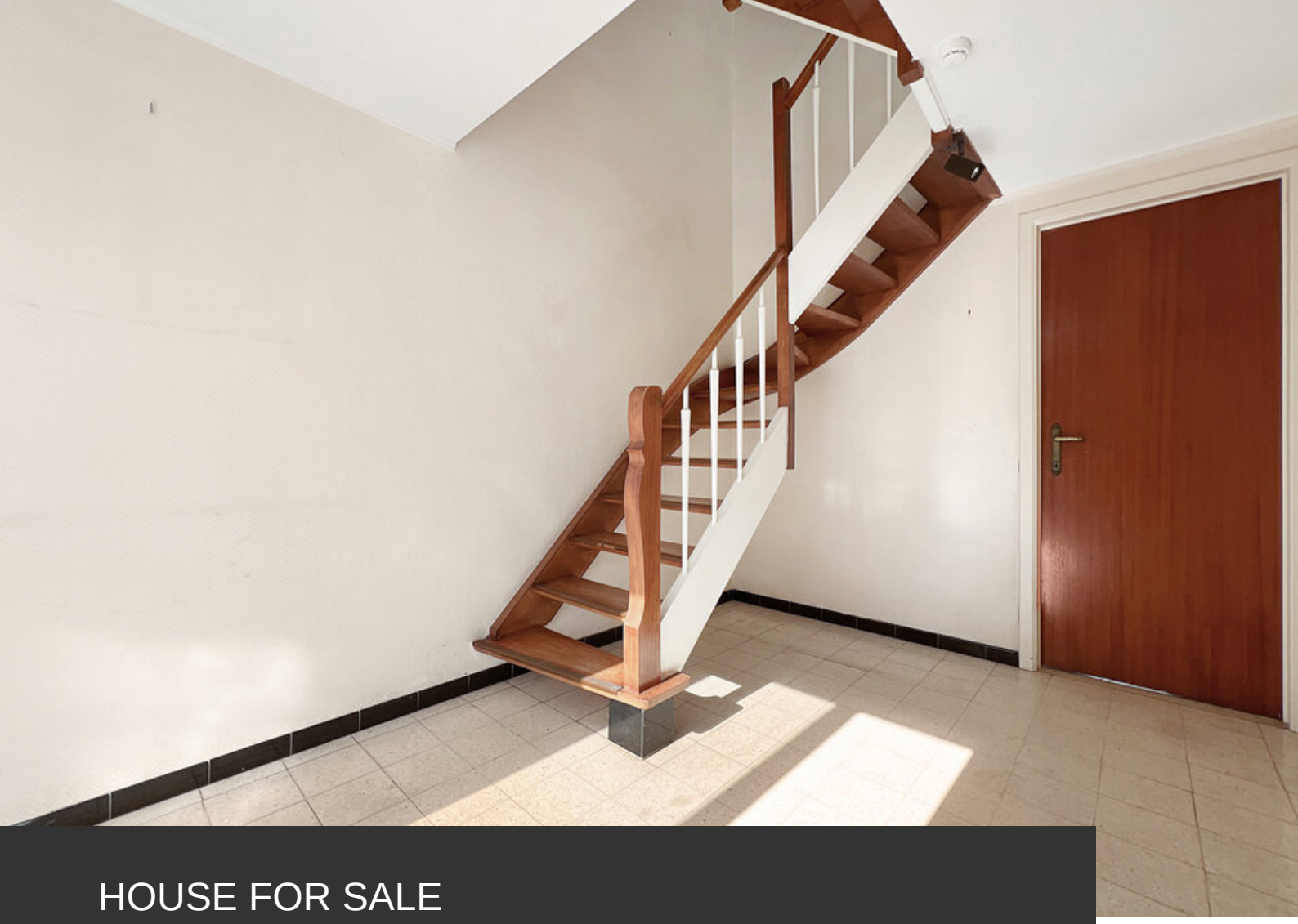
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Land surface	**310 m²**
Living space	**130 m²**
Year of construction	**1970**
Year of renovation	**2022**
Number of bedrooms	**3**
Surface area bedroom 1	**17 m²**
Surface area bedroom 2	**12 m²**
Surface area bedroom 3	**9 m²**
Number of bathrooms	**1**
Number of toilets	**2**
Garage	**yes**

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Net cadastral income	**1.182 €**
EPB	PEB D
EPB - Unique code	**20260901004164**
EPB - E Spec	**298 kWh/m².an**
EPB - E total	**47.911 kWh/an**
Availability	**1**

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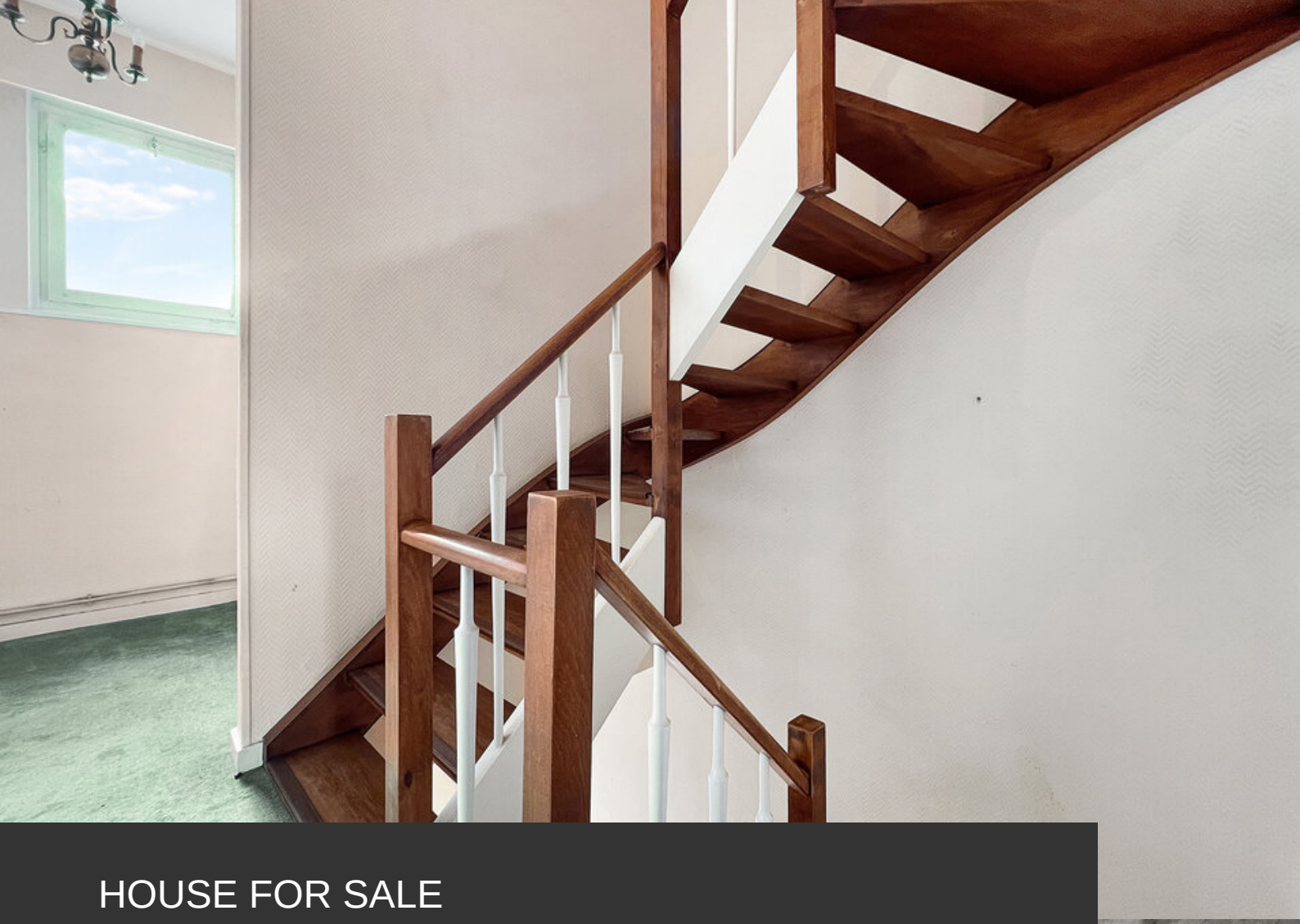
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