

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 immediate charm about them… and this is certainly one of them! Situated in a sought-after neighbourhood of Rixensart, close to all amenities, shops, schools and public transport, this pleasant 1970s home offers a solid foundation and, above all, wonderful potential waiting to be unlocked. With a total surface area of approximately one hundred and sixty square metres, the property offers welcoming living spaces, three bedrooms, well-proportioned rooms and lovely natural light throughout the day. At the rear, the garden is a delightful green retreat, beautifully planted with trees and bordered by attractive hedges. A charming outdoor space that is already well established and simply waiting to become a wonderful place to enjoy the warmer months. The house would benefit from renovation and modernisation, but the possibilities ...

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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are endless when it comes to creating a warm, comfortable home that truly reflects your own style! A simple yet appealing home, ideally located and ready for its next chapter. Come and discover it… you may well fall for its potential from the very first visit! Offers starting at €345,000 / Direct offer at €375,000 – subject to the owner's acceptance.

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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**

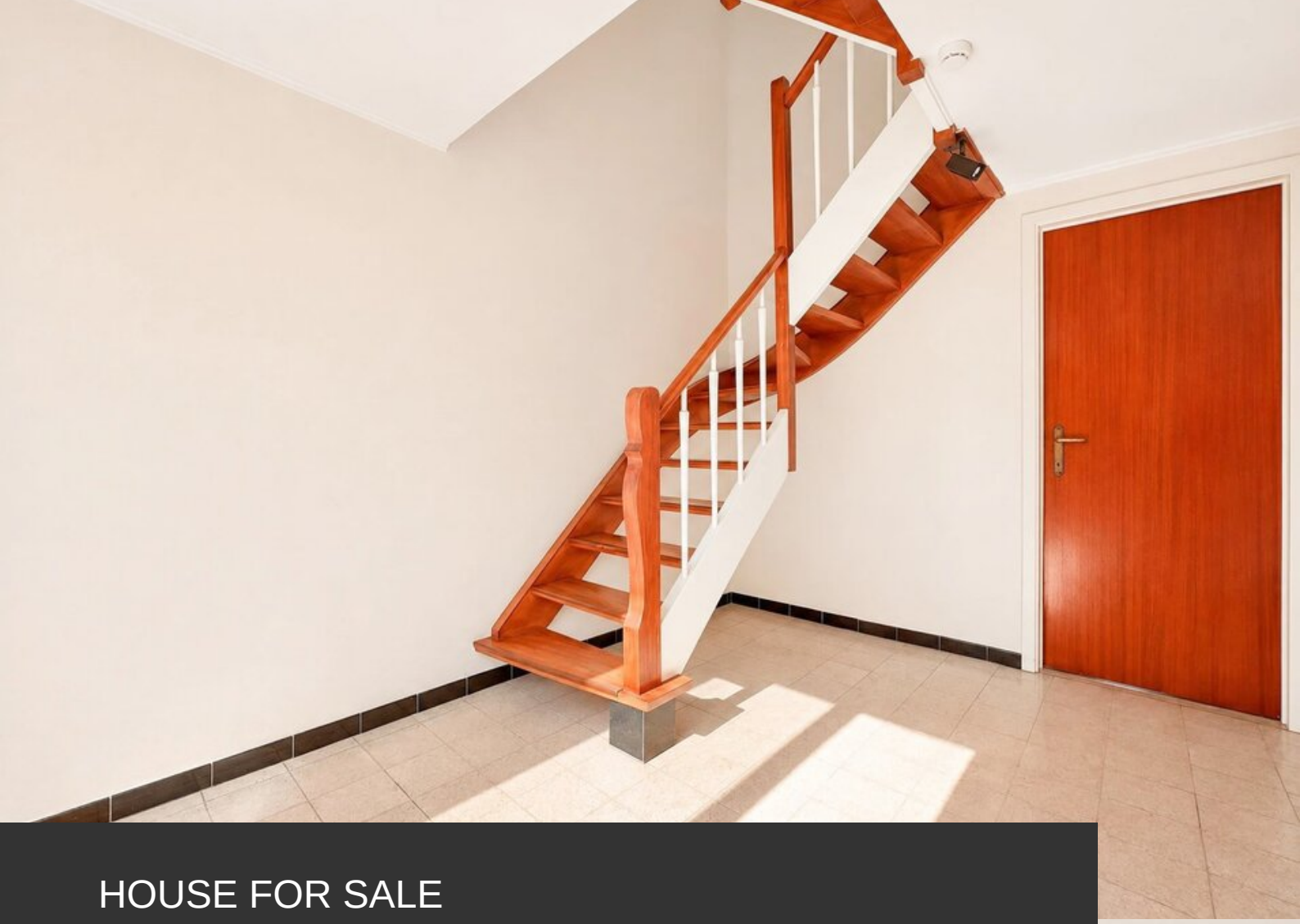
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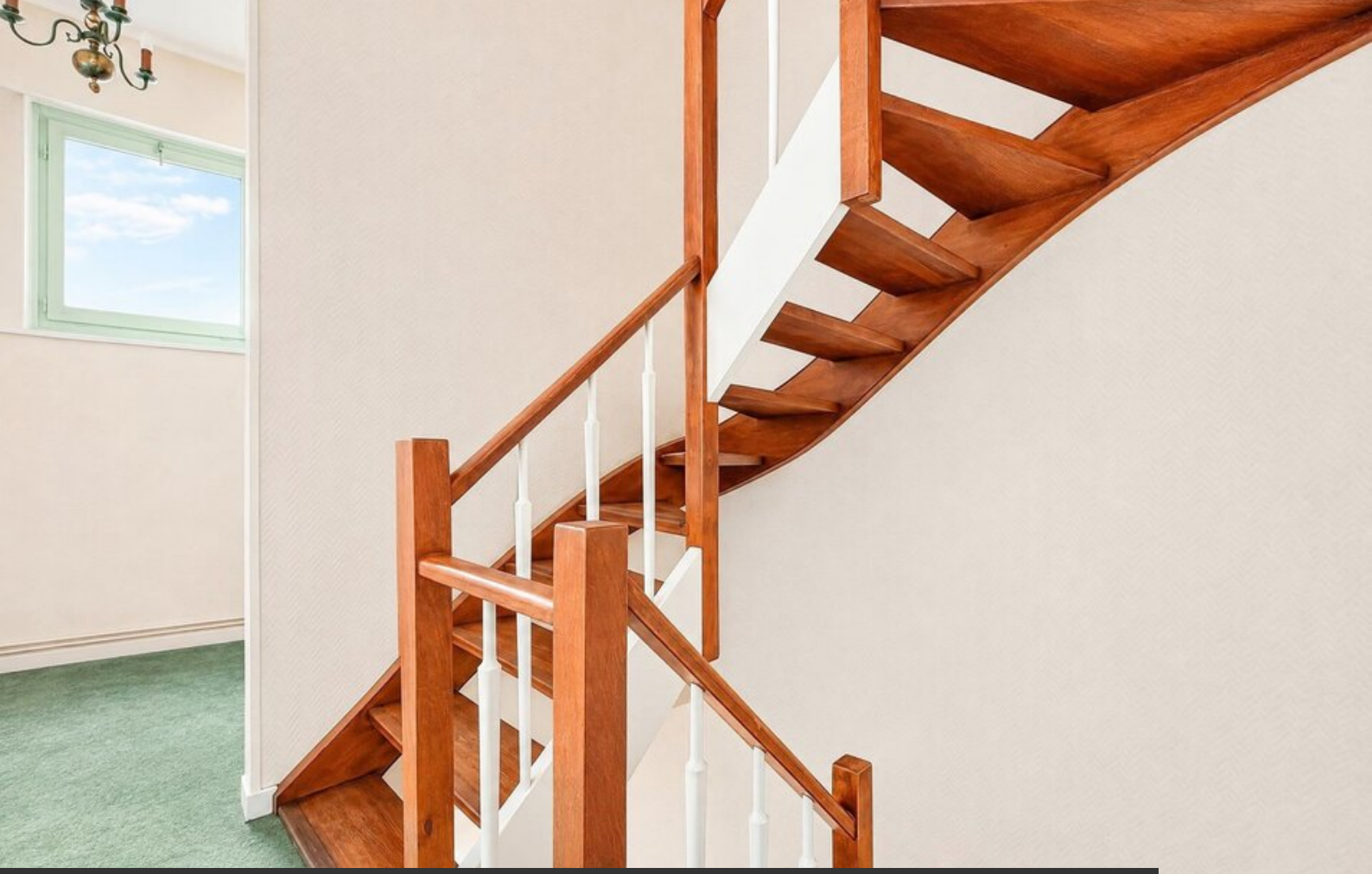
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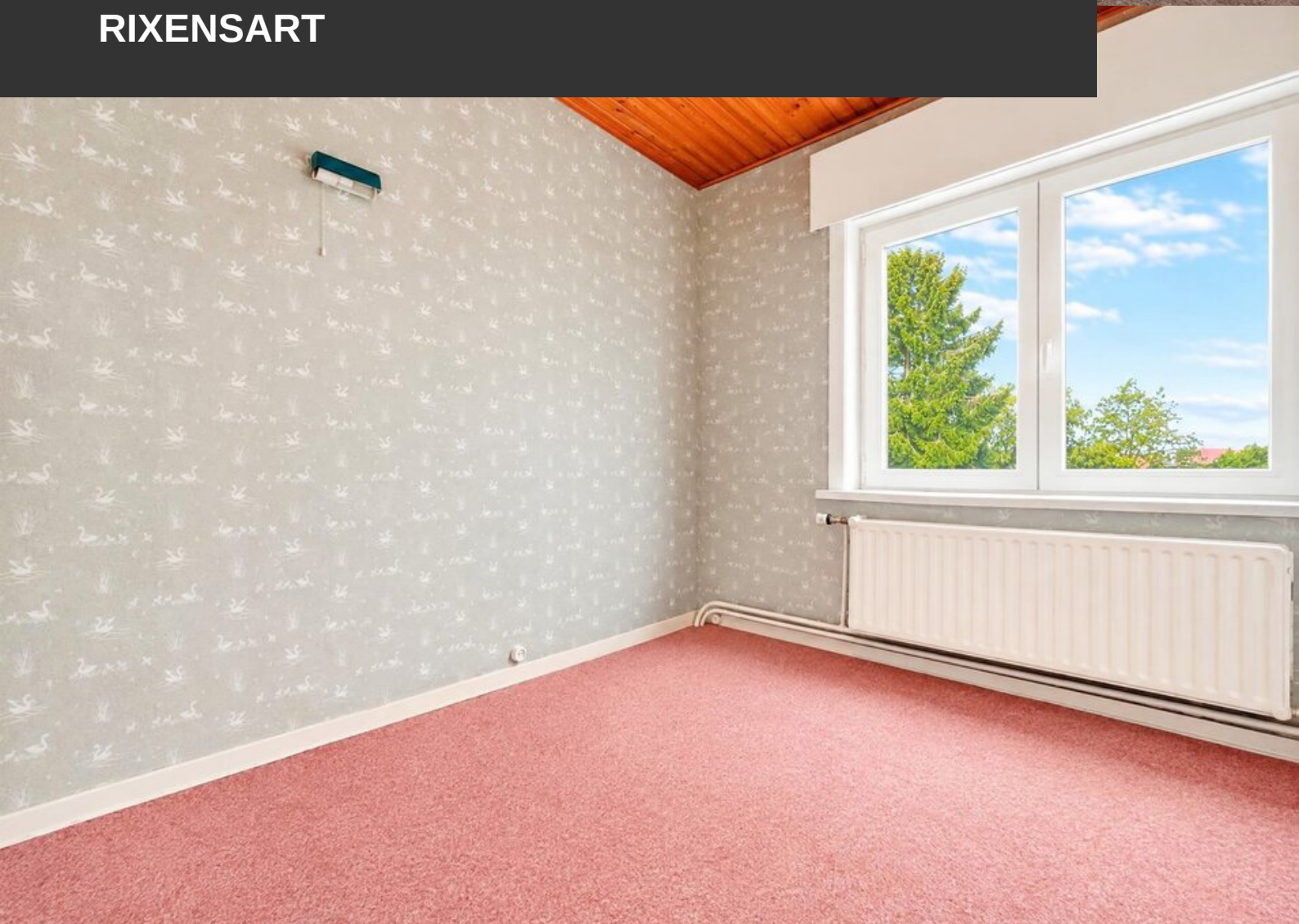


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