

HOUSE FOR SALE
RIXENSART

Albert 1er 80

PROPRIÉTÉ PRIVÉE
IMMOBILIER RÉSIDENTIEL

ADRESSE

Avenue Albert 1er , 80
1332 Rixensart

PRICES

700.000 €



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This superb detached villa captivates with its distinctive architecture and the exceptional refinement of its interiors. Extensively and thoughtfully renovated in 2012, the property offers over 220 m² of living space and stands on a beautifully landscaped plot of approximately 800 m². From the very first moment, the meticulous attention to detail sets the tone. Remarkable finishes, extensive bespoke craftsmanship and carefully selected materials create an interior that effortlessly combines elegance, contemporary design and warmth. Generously bathed in natural light, the living areas flow harmoniously between a magnificent reception room, a fully equipped kitchen and a bright conservatory overlooking the garden. A beautifully integrated bookcase, custom-made joinery and cleverly designed storage solutions reflect an unwavering commitment to both ...

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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aesthetics and functionality. Upstairs, the sleeping accommodation comprises three bedrooms, including a beautiful master suite with its bespoke dressing room and private bathroom. A second bathroom completes this floor, which has been designed with the same dedication to quality and comfort. Impeccably maintained and benefiting from well-appointed technical installations, the property also offers cellars, a laundry room, a garage and an attic providing additional storage space. A truly distinctive property, where every detail has been thoughtfully considered, offering an exceptionally elegant, comfortable and light-filled living environment.

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Land surface	**800 m²**
Living space	**171 m²**
Year of renovation	**2012**
Number of bedrooms	**3**
Surface area bedroom 1	**22 m²**
Surface area bedroom 2	**16 m²**
Surface area bedroom 3	**11 m²**
Number of bathrooms	**2**
Number of toilets	**3**
Workspace	**yes**
Open fire	**yes**

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Attic	**yes**
Cellars	**yes**
Garage	**yes**
Net cadastral income	**2.835 €**
EPB	PEB E
EPB - Unique code	**20260925018858**
EPB - E Spec	**380 kWh/m².an**
EPB - E total	**85.670 kWh/an**
Availability	**1**

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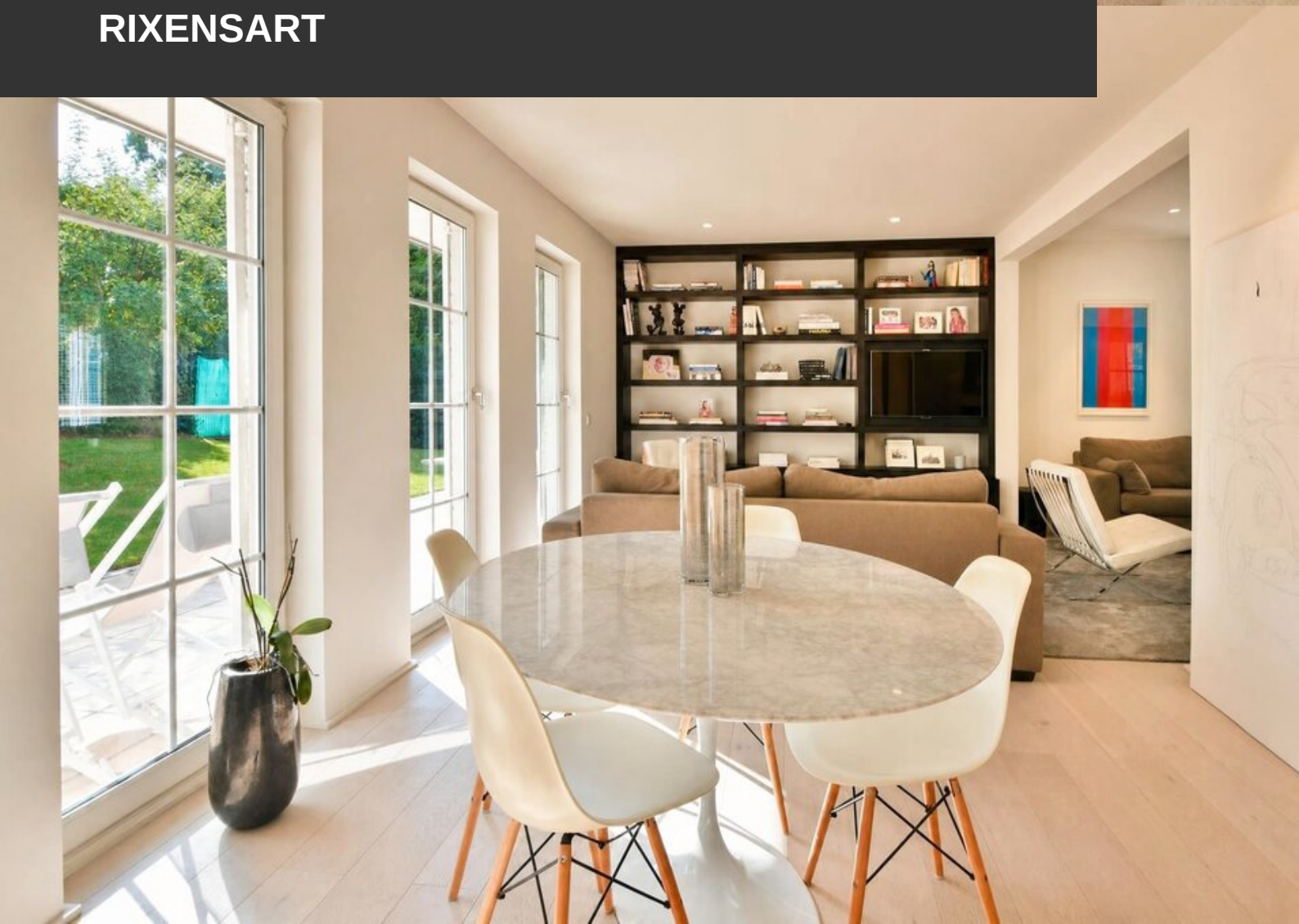
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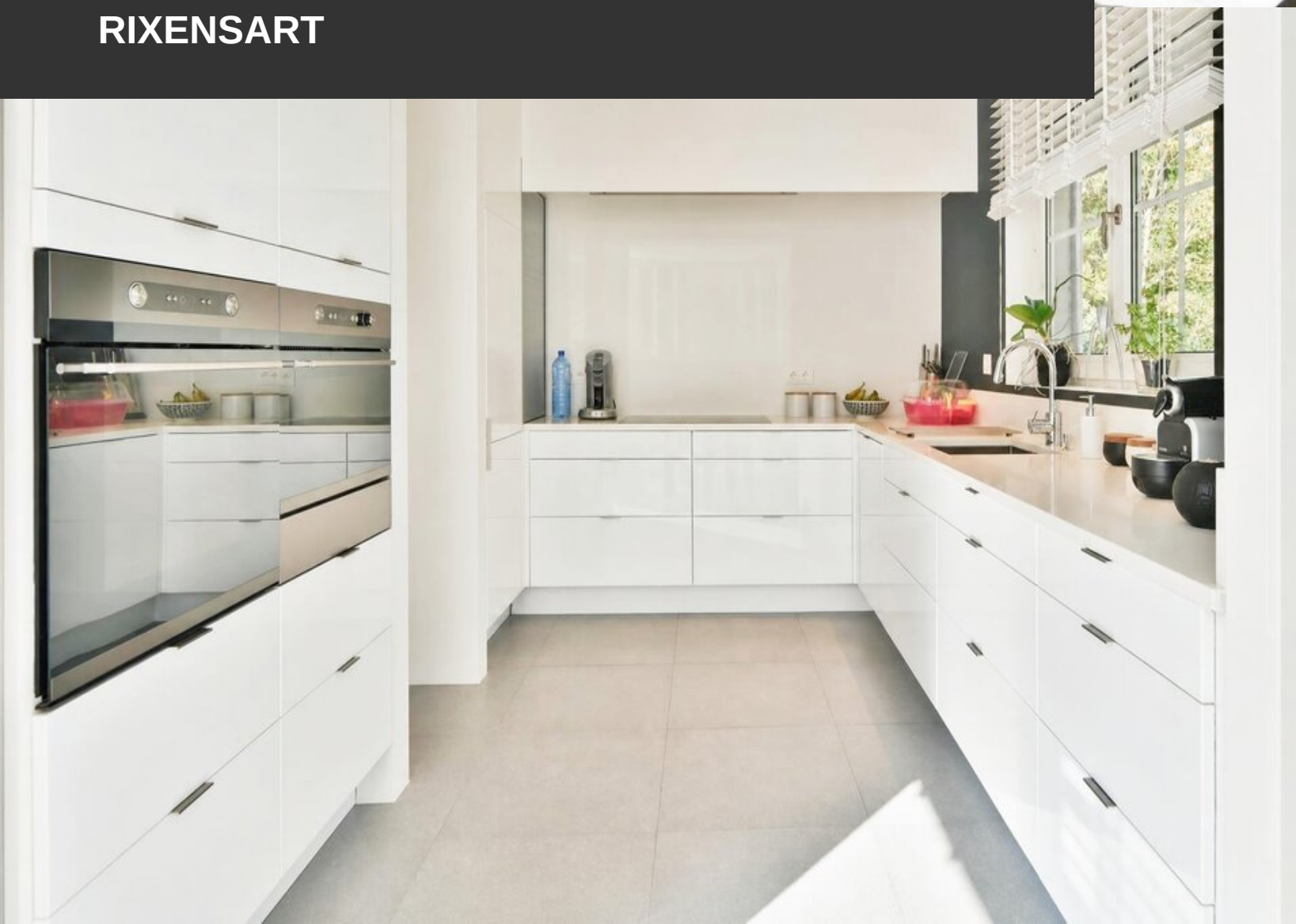


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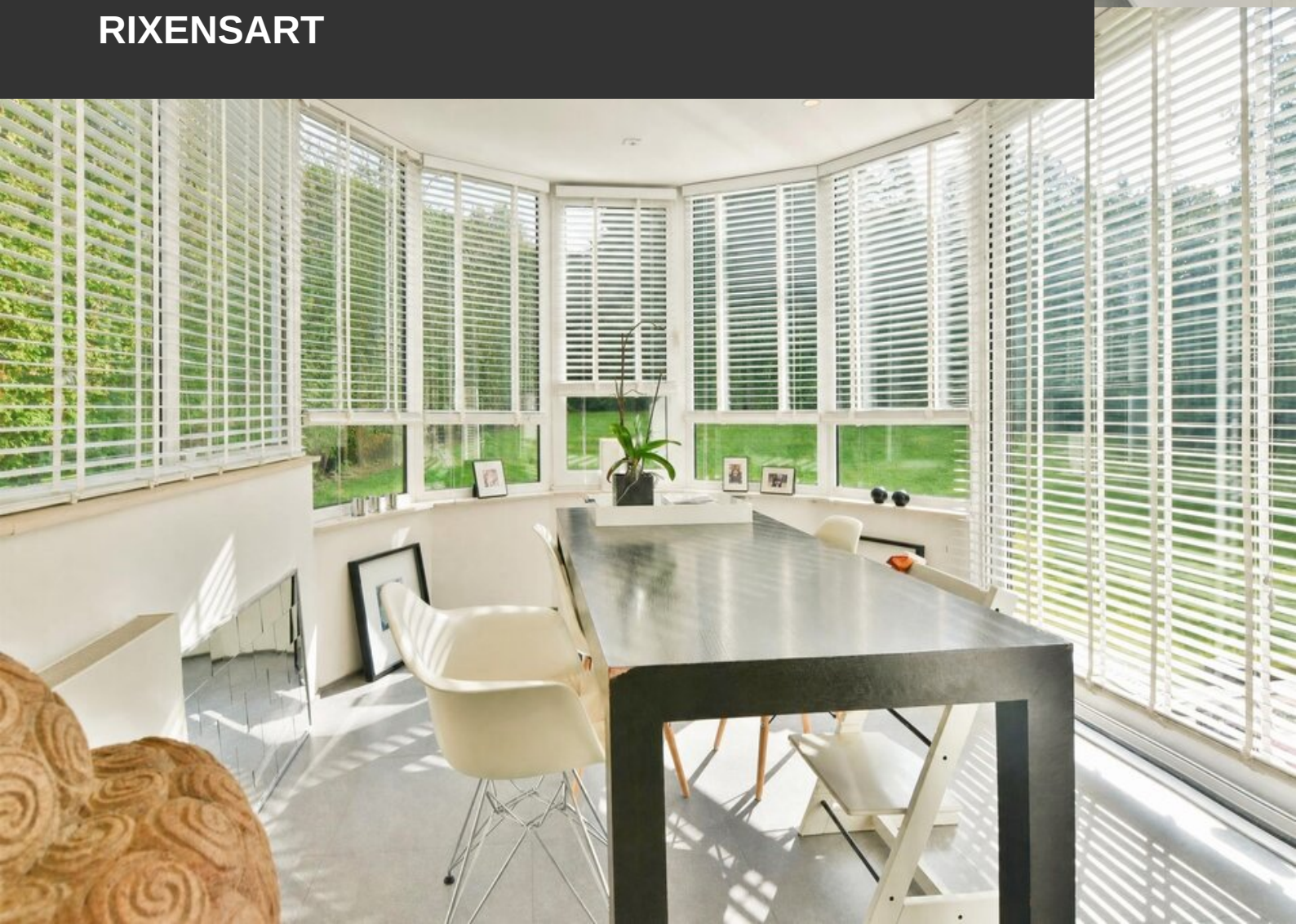


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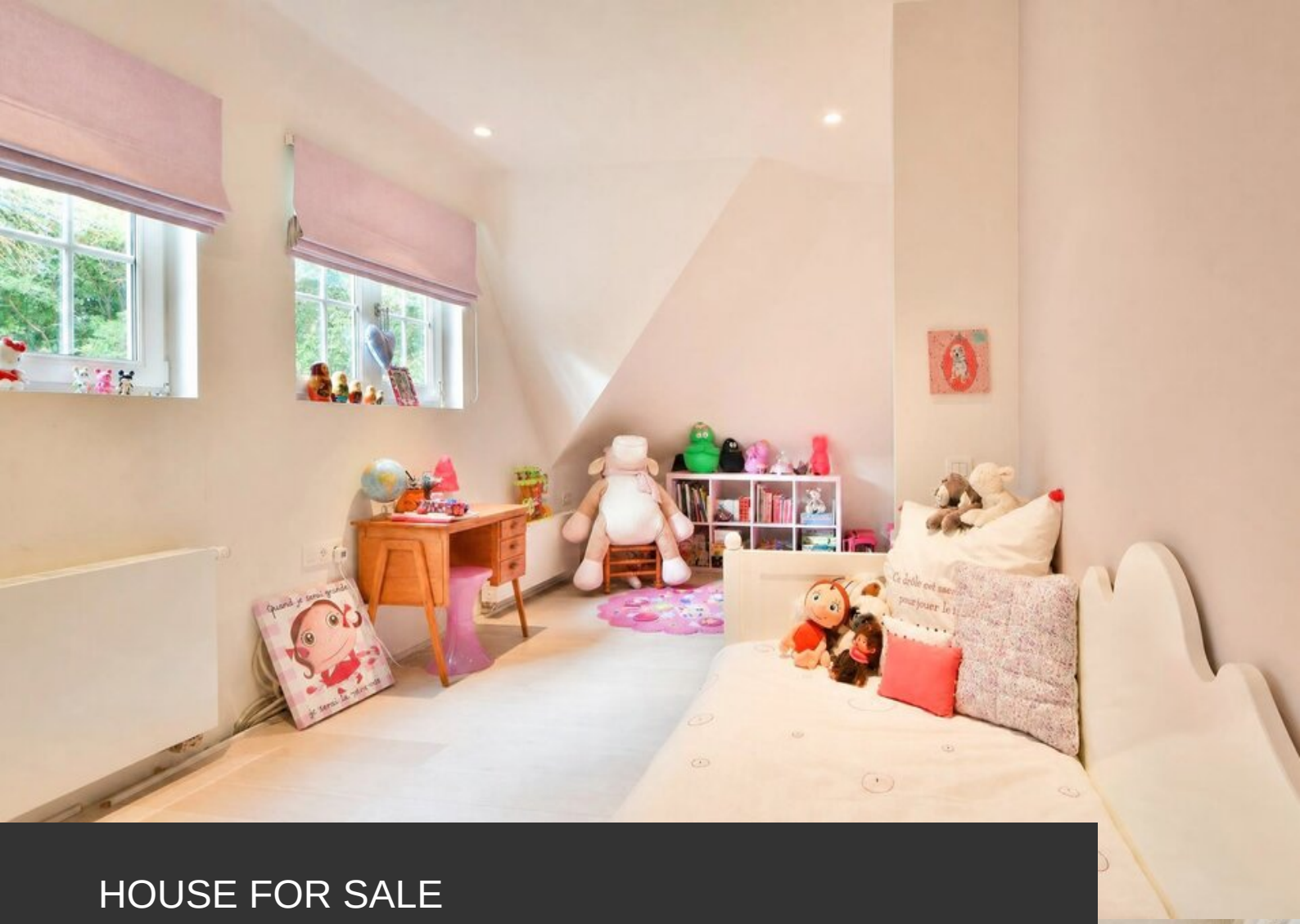
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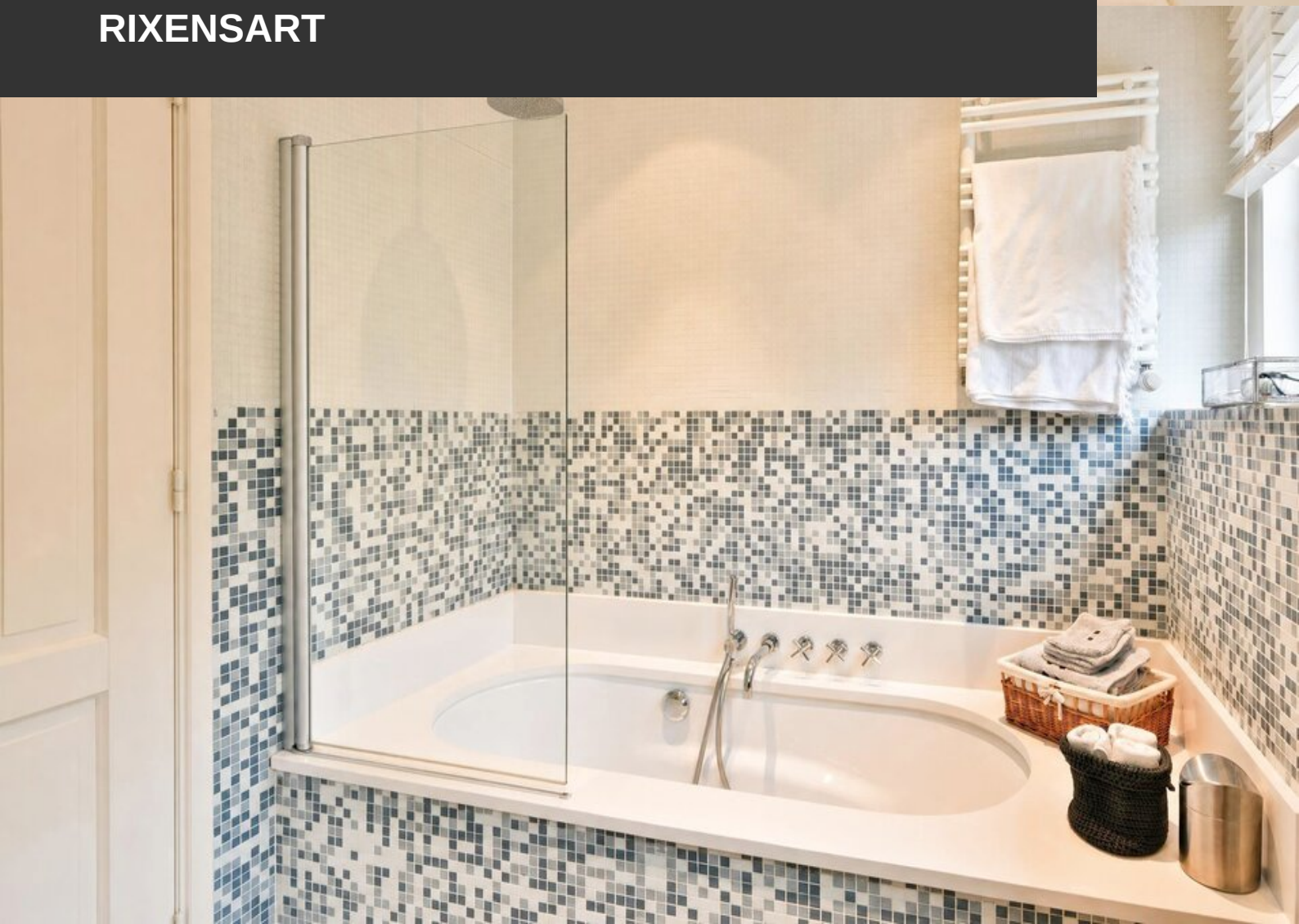


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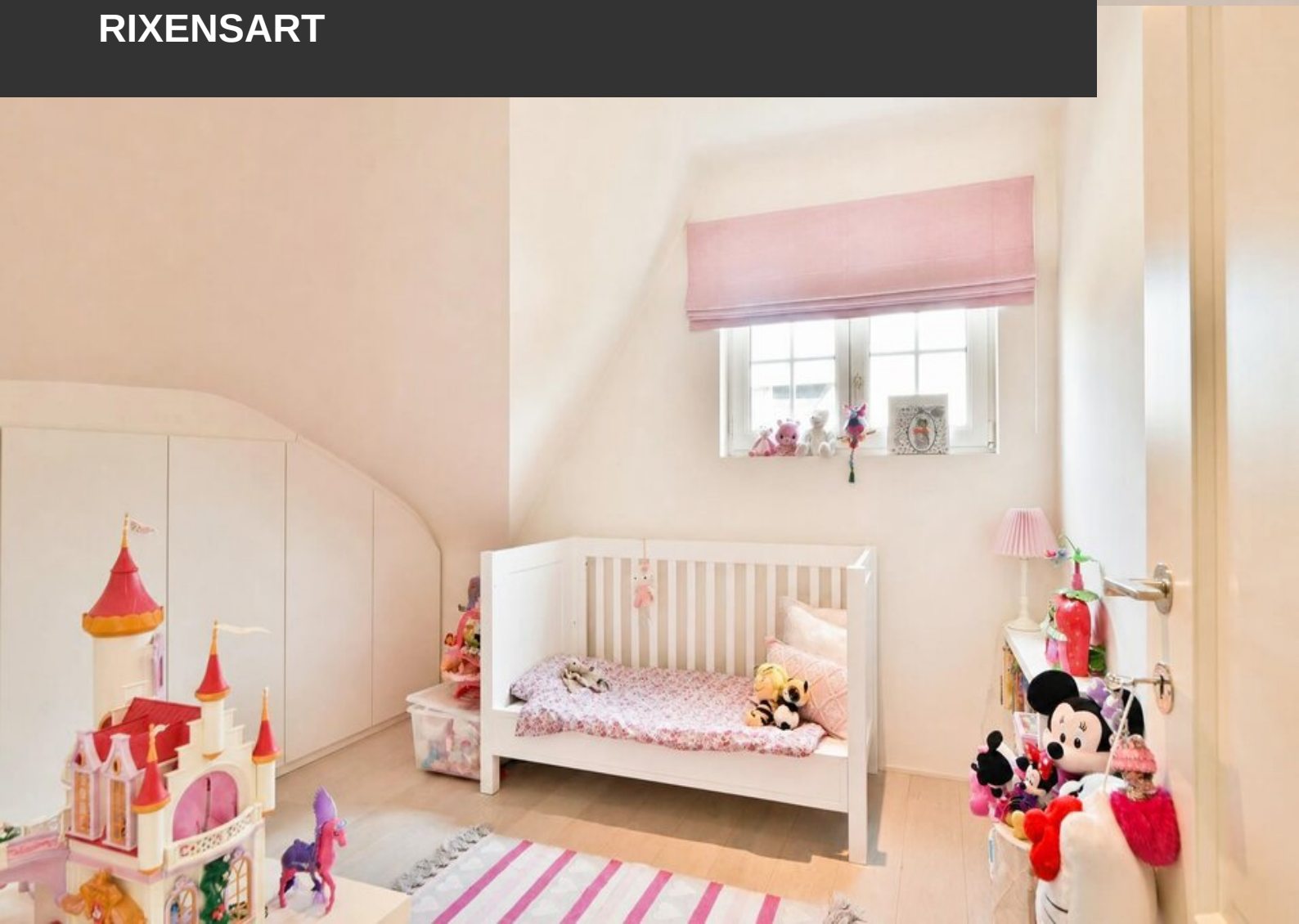


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