



**HOUSE FOR SALE
BRAINE-L'ALLEUD**

Bérine 47



PROPRIÉTÉ PRIVÉE
IMMOBILIER RÉSIDENTIEL

ADRESSE

Clos de Bérine , 47
1420 Braine-l'Alleud

PRICES

495.000 €



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This charming and distinctive triplex home immediately captivates with its unique architecture, beautifully landscaped garden and prime location, close to shops, schools and major transport routes. Part of an intimate residential development comprising only three homes, it enjoys a peaceful and private setting. Spread over three levels, the house offers a practical and functional layout. The ground floor features a first sleeping area with a bedroom and bathroom, as well as a study, ideal for working from home or easily convertible into an additional bedroom if required. A few steps lead down to the garden level, where a spacious and light-filled living area unfolds. Enhanced by a fireplace, beautiful parquet flooring and numerous openings to the outside, this space offers a warm atmosphere and unique architectural charm. The dining room opens ...



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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seamlessly onto the terrace, creating a natural extension of the living area during the warmer months. The recently renovated kitchen is fully equipped. Upstairs, two bedrooms each benefit from a mezzanine, providing additional space ideal for a home office, reading corner, playroom or storage. They share a bathroom, creating a highly functional sleeping area. With its three bedrooms, study, cellar and private parking space, this property offers comprehensive features perfectly suited to modern family living. Its original architecture and generous volumes will appeal to those seeking a warm and characterful home, while enjoying a peaceful setting and immediate access to all amenities.



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Land surface	720 m ²
Living space	160 m ²
Year of construction	1983
Number of bedrooms	3
Surface area bedroom 1	15 m ²
Surface area bedroom 2	15 m ²
Surface area bedroom 3	20 m ²
Number of bathrooms	2
Number of toilets	2
Workspace	yes
Open fire	yes



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Cellars	yes
EPB	
EPB - Unique code	?20260526032782?
EPB - E Spec	229 kWh/m².an
EPB - E total	44.091 kWh/an
Availability	1



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