



**HOUSE FOR SALE  
WAVRE BIERGES**

**Biernaux 46 A**



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

**ADRESSE**

**Rue biernaux , 46A  
1301 Wavre Bierges**

**PRICES**

**375.000 €**



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Located on a secluded rear plot in Bierge, this magnificent 3,024 m<sup>2</sup> property benefits from a building permit that has already been granted for the construction of an elegant family villa. The approved project offers generous living spaces with approximately 280 m<sup>2</sup> of living area and an additional 130 m<sup>2</sup> comprising cellars, garage and attic space. The future home has been designed to provide bright and spacious living areas, four generous bedrooms including a master suite, and all the comfort required for modern family living. Set on an exceptional plot with a frontage of approximately 34 metres, the property enjoys a peaceful and green setting with complete privacy, while remaining close to amenities and major roads. The plans and 3D renderings allow prospective buyers to immediately appreciate the quality of this outstanding project. Thanks ...



### **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](mailto:info@propriete-privee.be)



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to the building permit already being in place, future owners will benefit from a considerable time advantage and will be able to start construction of their dream home without delay. The photographs, renderings and 3D visualisations are provided for illustrative purposes only and are non contractual. Complete file and additional information available upon request.



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|                        |                            |
|------------------------|----------------------------|
| Land surface           | <b>3.024 m<sup>2</sup></b> |
| Living space           | <b>280 m<sup>2</sup></b>   |
| Number of bedrooms     | <b>4</b>                   |
| Surface area bedroom 1 | <b>21 m<sup>2</sup></b>    |
| Surface area bedroom 2 | <b>15 m<sup>2</sup></b>    |
| Surface area bedroom 3 | <b>15 m<sup>2</sup></b>    |
| Surface area bedroom 4 | <b>12 m<sup>2</sup></b>    |
| Number of bathrooms    | <b>2</b>                   |
| Number of toilets      | <b>3</b>                   |
| Workspace              | <b>yes</b>                 |
| Attic                  | <b>yes</b>                 |



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|                   |                          |
|-------------------|--------------------------|
| Cellars           | yes                      |
| Garage            | yes                      |
| Rainwater tank    | yes                      |
| EPB - Unique code | 0                        |
| EPB - E Spec      | 0 kWh/m <sup>2</sup> .an |
| EPB - E total     | 0 kWh/an                 |
| Availability      | 1                        |

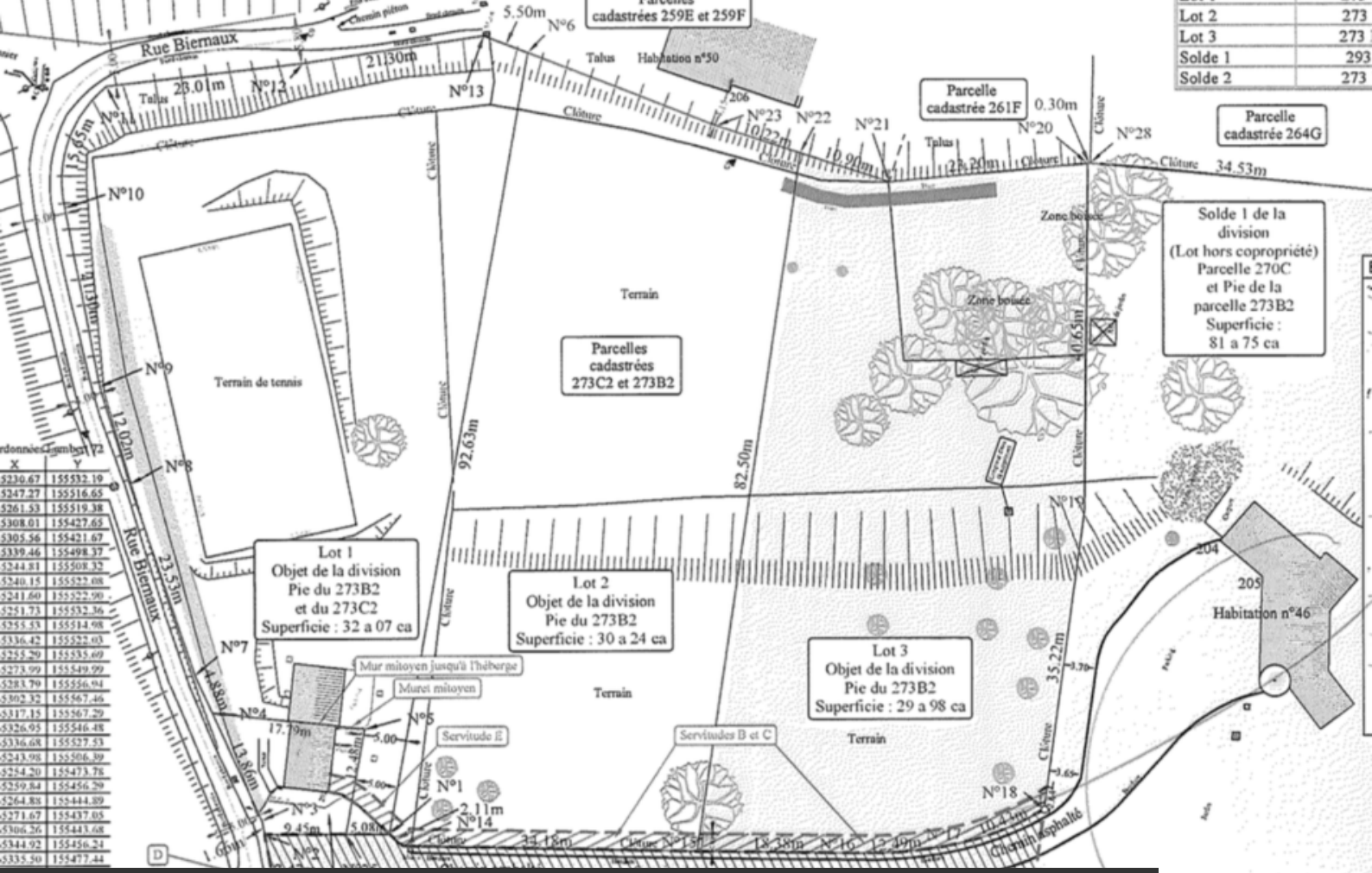


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