

Bright villa bordering open fields, peace and comfort!



ADRESSE Avenue Pierre Holoffe, 16 1342 Limelette

PRICES 710.000 €



Located in a peaceful setting, at the edge of open fields and at the end of a quiet cul-desac, this bright and functional villa will charm you with its privileged environment and high-quality finishes. From the moment you step in, a spacious entrance hall welcomes you and immediately showcases the quality of the construction. You'll then enter a beautiful, light-filled living area where the lounge, complete with a cozy open fireplace, invites you to relax. This space opens onto the kitchen, which is extended by a discreet and practical utility room. A study completes the ground floor-ideal for working from home. Upstairs, the night area offers four comfortable bedrooms and two bathrooms. Outside, the true highlight of this home is the splendid garden, bordering open fields and offering unobstructed views and a real sense of freedom. On the practical side, the villa features a large garage with an electric vehicle charging station and two cellars. Don't wait-come and discover this gem overlooking the fields!



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



HOUSE FOR SALE

| Land surface | 1.243 m² |
|------------------------|----------|
| Living space | 180 m² |
| Year of construction | 2001 |
| Number of bedrooms | 4 |
| Surface area bedroom 1 | 16 m² |
| Surface area bedroom 2 | 10 m² |
| Surface area bedroom 3 | 12 m² |
| Surface area bedroom 4 | 14 m² |
| Number of bathrooms | 2 |
| Number of toilets | 2 |
| Workspace | yes |



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| Open fire | yes |
|--|----------------|
| Cellars | yes |
| Garage | yes |
| Type of heating | wall heating |
| Type of window frames | vinyl |
| Solar panels (photovoltaic or thermal) | photovoltaic |
| Net cadastral income | 2.568€ |
| EPB | PEBB |
| EPB - Unique code | 20241206001567 |
| EPB - E Spec | 155 kWh/m².an |
| EPB - E total | 41.445 kWh/an |

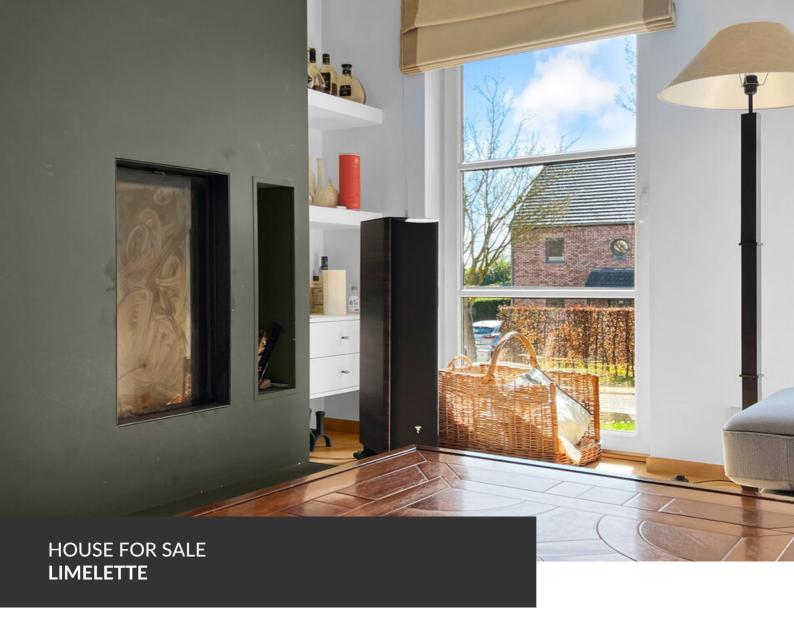


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Availability

tbd with the owner



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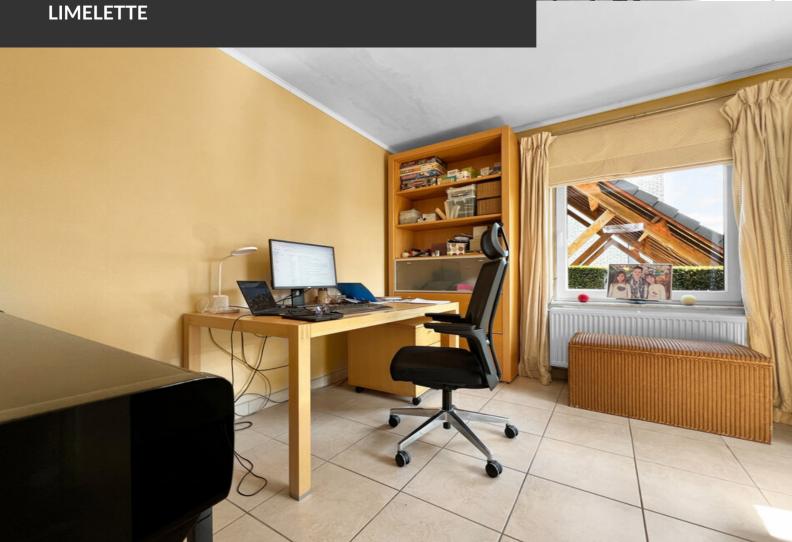


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