

HOUSE FOR SALE
WAVRE

Charm and Tranquillity in Wavre

PROPRIÉTÉ PRIVÉE
IMMOBILIER RÉSIDENTIEL

ADRESSE

Rue du Puits , 11
1300 Wavre

PRICES

445.000 €



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Ideally located in Wavre, on a quiet little street just a stone’s throw from the town centre, this charming detached house offers a particularly appealing balance between easy access to local amenities and a peaceful living environment. Away from the hustle and bustle of the town centre, yet close enough to enjoy everything it has to offer within just a few minutes. Fully renovated, the property is presented in turnkey condition, with every space thoughtfully designed and quality materials evident from the moment you step inside. Offering a total surface area of 150 m², the house combines contemporary style with a warm, welcoming atmosphere and a layout designed for comfortable everyday living. The ground floor centres around a beautiful open-plan living area incorporating the lounge, dining room and kitchen. The clean, understated design creates ...

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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a convivial atmosphere, while the large bay windows overlooking the garden flood the space with natural light and provide a seamless connection between indoors and outdoors. Upstairs, three bedrooms and a shower room make up the sleeping quarters. A spacious attic completes the property, offering further potential for additional living space or other uses. Outside, the approximately 500 m² west-facing garden is a real asset. Enjoying open views across Wavre, it provides a lovely setting to make the most of sunny days in complete tranquillity. The property also benefits from a garage, a cellar, a laundry room and three parking spaces — a real luxury for a home so close to the town centre. A home combining quality materials, a complete renovation and, above all, an excellent quality of life. A carefully maintained, comfortable and well-balanced ...

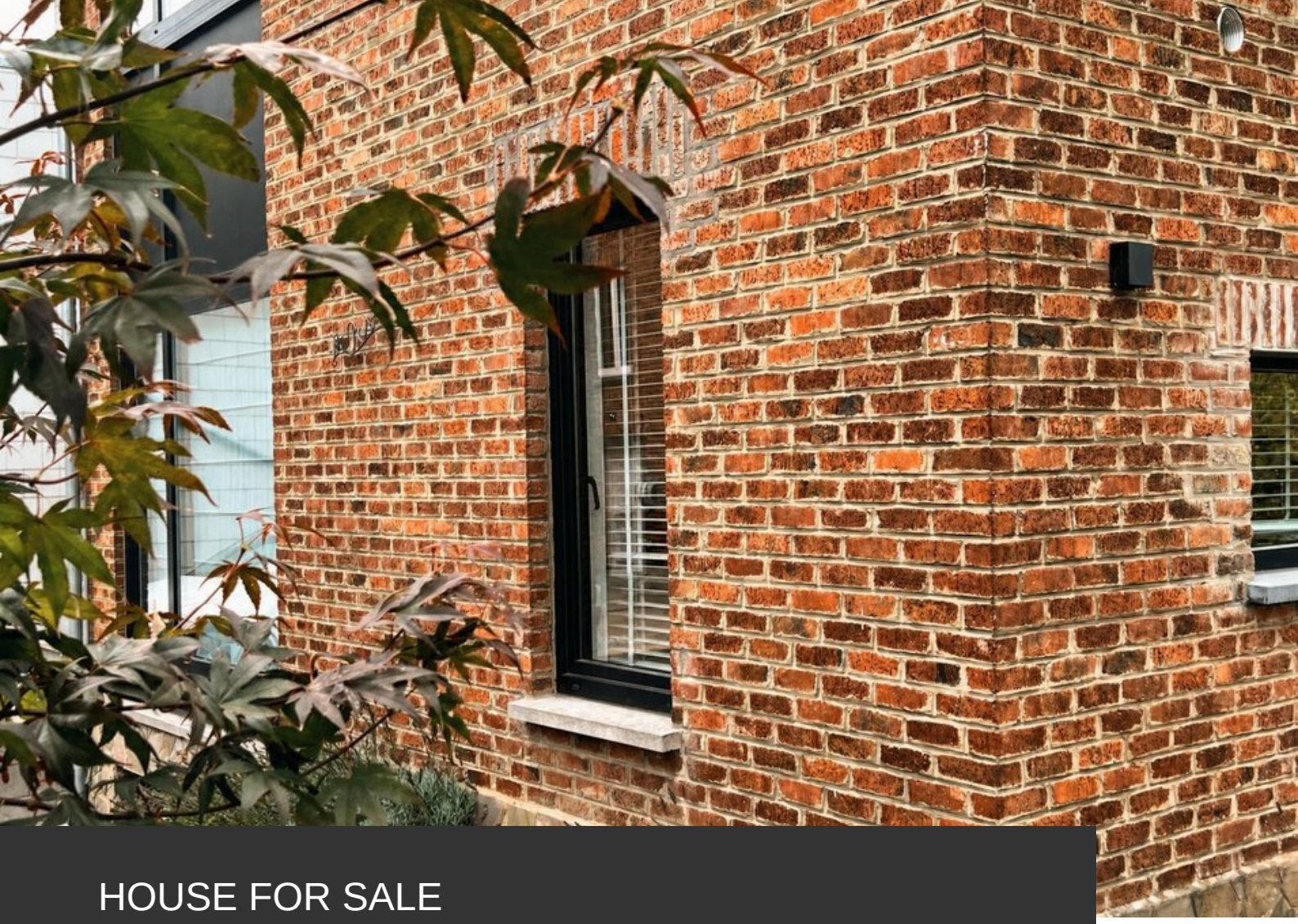
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property, simply waiting to be discovered. All that remains is to come and visit and experience everything it has to offer! ***Offers starting at €445,000 / Immediate purchase at €475,000, subject to the owners' acceptance.***

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Land surface	**485 m²**
Living space	**150 m²**
Year of construction	**1960**
Year of renovation	**2023**
Number of bedrooms	**3**
Surface area bedroom 1	**16 m²**
Surface area bedroom 2	**12 m²**
Surface area bedroom 3	**10 m²**
Number of bathrooms	**1**
Number of toilets	**2**
Attic	**yes**

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Cellars	**yes**
Garage	**yes**
Solar panels	**yes**
Net cadastral income	**1.153 €**
EPB	PEB C
EPB - Unique code	**20260412005115**
EPB - E Spec	**191 kWh/m².an**
EPB - E total	**22.682 kWh/an**
Availability	**1**

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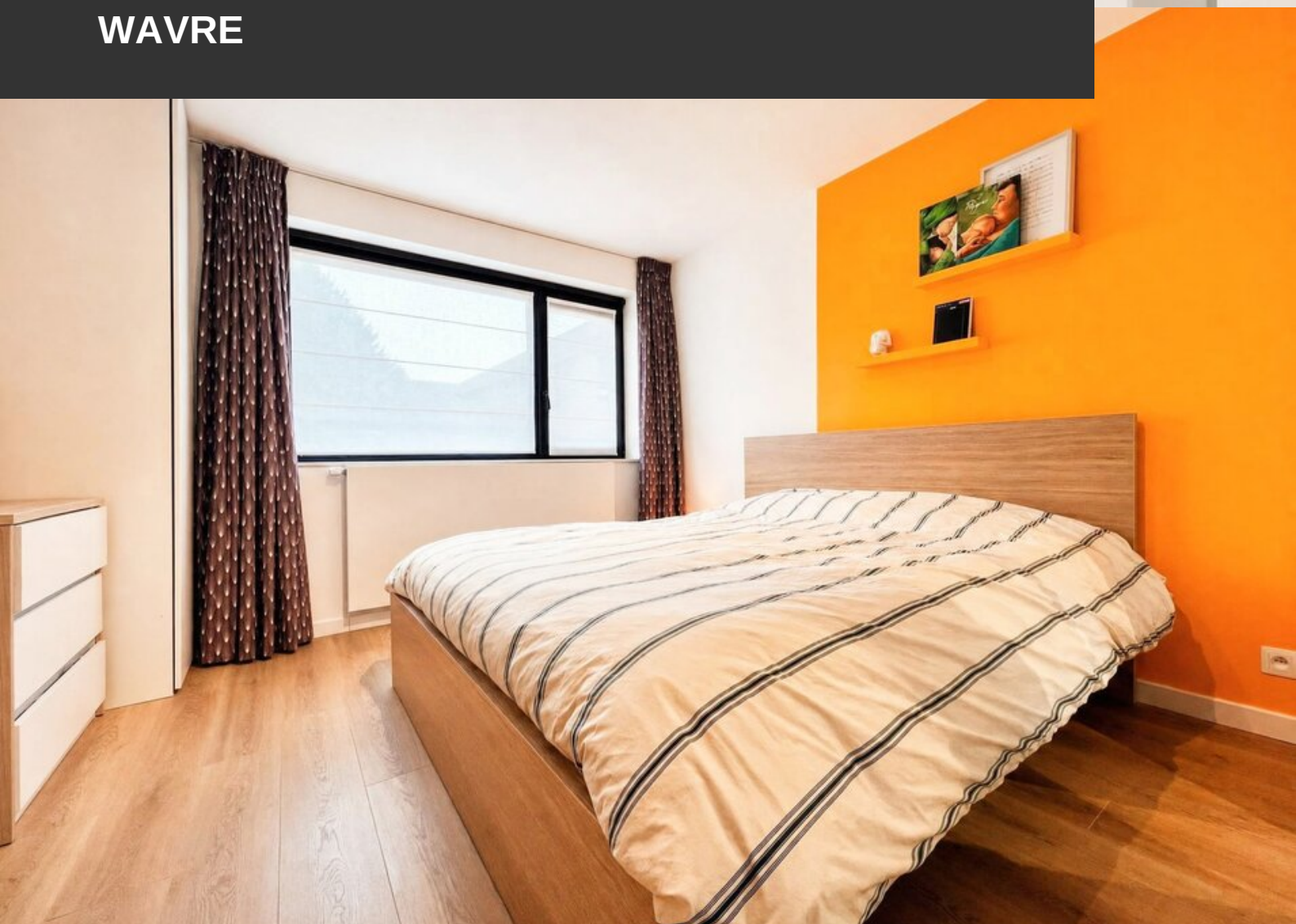


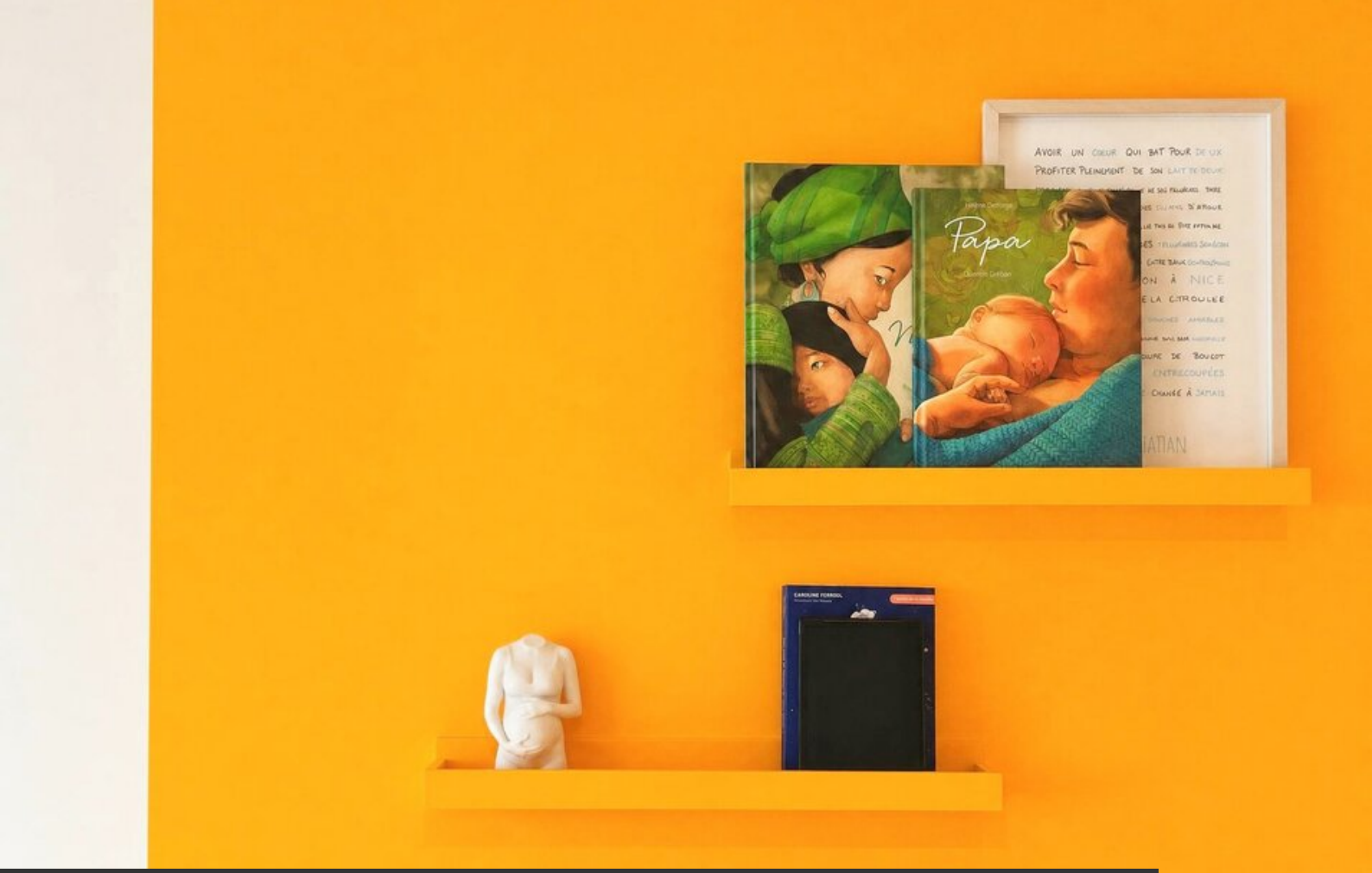


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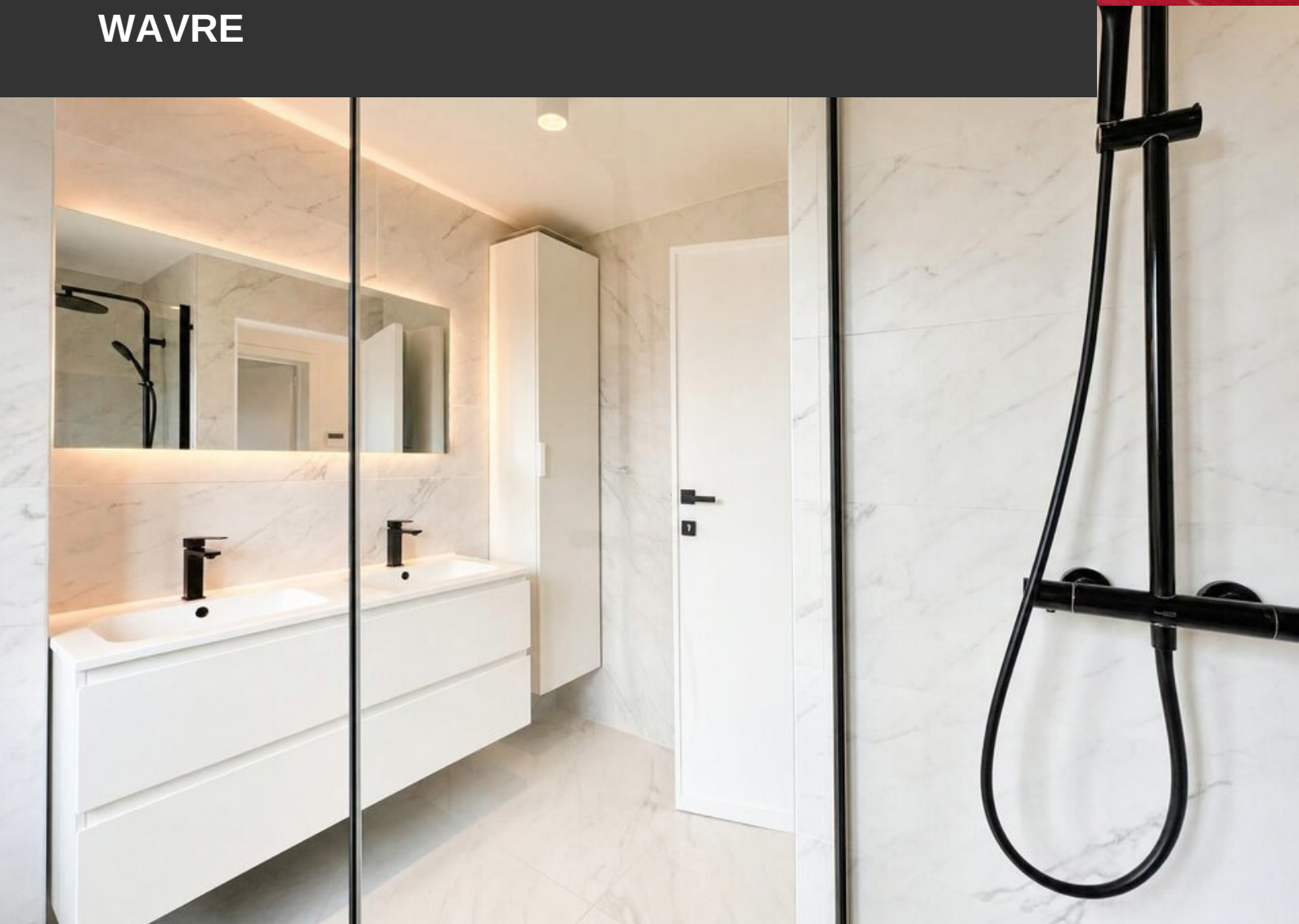


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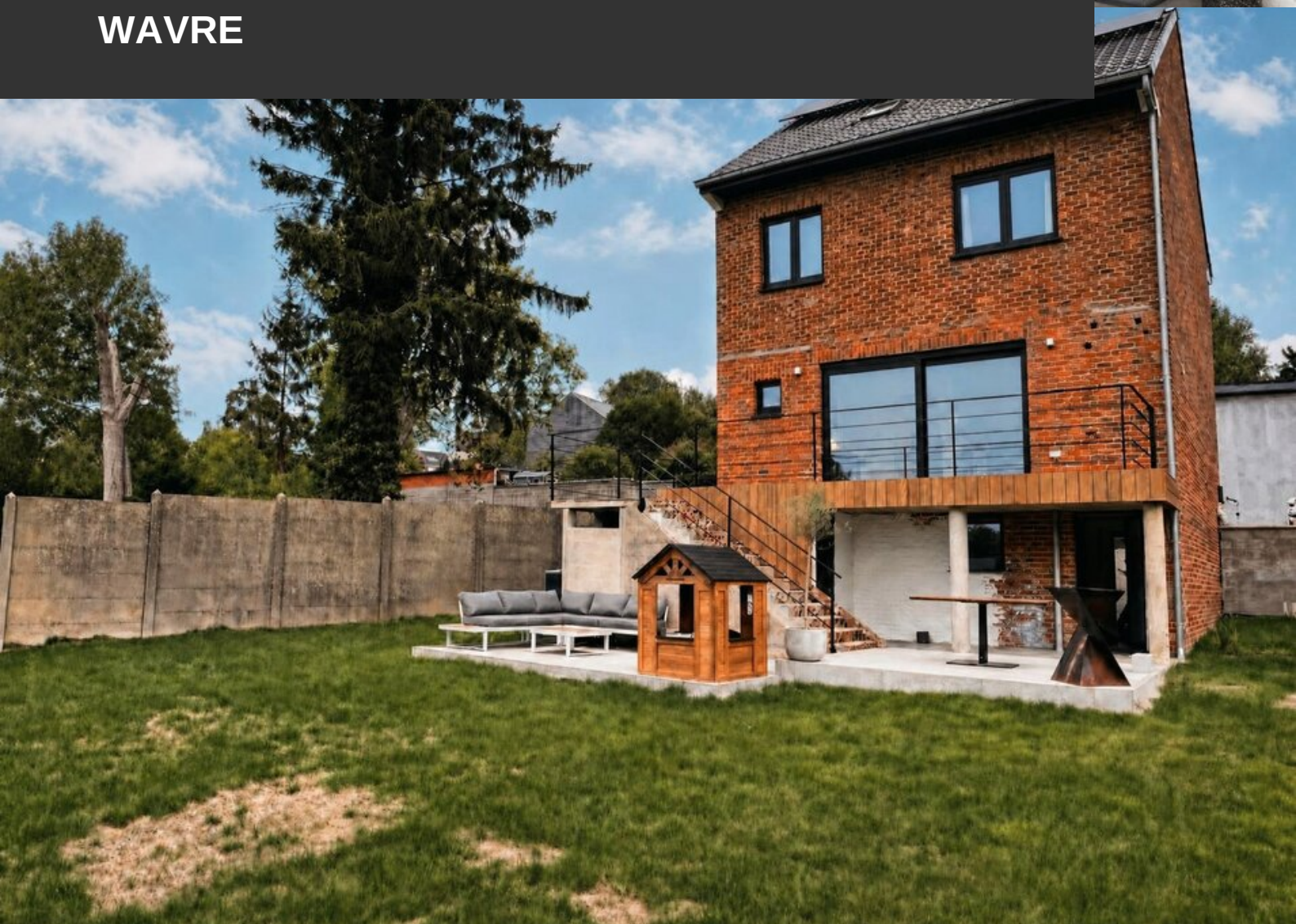




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