

HOUSE FOR SALE
WATERLOO

Exceptional and refined property with all the wanted comfort

PROPRIÉTÉ PRIVÉE
IMMOBILIER RÉSIDENTIEL

ADRESSE
Rue Coleau , 60
1410 Waterloo

PRICES
1.650.000 €



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Ideally located close to Joli-Bois, this elegant and bright villa from 2008, with ± 443 m² of living space (± 670 m² built), is set on a magnificent landscaped plot of ± 45 ares 20 ca, featuring a heated pool and spacious terraces. The ground floor includes an entrance hall with a cloakroom and guest toilet, an office, a cinema room, a dining room adjacent to the spa, a fully equipped kitchen with a dining area in the veranda, a living room with a gas fireplace, and a fitness room. A large terrace in Roman stone, a double garage, and a storage room complete this level. On the first floor, the night hall leads to the master suite, which offers a bedroom with a balcony, a walk-in closet, and a spacious shower room. There is also a beautiful bedroom with its own shower room and two bedrooms with mezzanines, each featuring a walk-in closet and a ...

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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private shower room. A fifth bedroom with a balcony currently serves as a laundry area, which can easily be converted into an en-suite shower room. The partial basement features a wine cellar, generous storage spaces, a technical room, and a gas boiler room. This high-end property captivates with its refined finishes, generous volumes, and natural brightness. Underfloor heating, a façade in French stone, photovoltaic panels, home automation, air conditioning, a B&O audio system, and an electric gate enhance its comfort. An exceptional property combining prestige and discretion.

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Land surface	**4.520 m²**
Living space	**445 m²**
Year of construction	**2008**
Number of bedrooms	**4**
Surface area bedroom 1	**35 m²**
Surface area bedroom 2	**30 m²**
Surface area bedroom 3	**30 m²**
Surface area bedroom 4	**25 m²**
Surface area bedroom 5	**16 m²**
Number of bathrooms	**4**
Number of toilets	**3**

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Workspace	**yes**
Open fire	**yes**
Attic	**yes**
Cellars	**yes**
Garage	**yes**
Solar panels	**yes**
EPB	PEB C
EPB - Unique code	**20240726012732**
EPB - E Spec	**188 kWh/m².an**
EPB - E total	**102.536 kWh/an**
Availability	**1**

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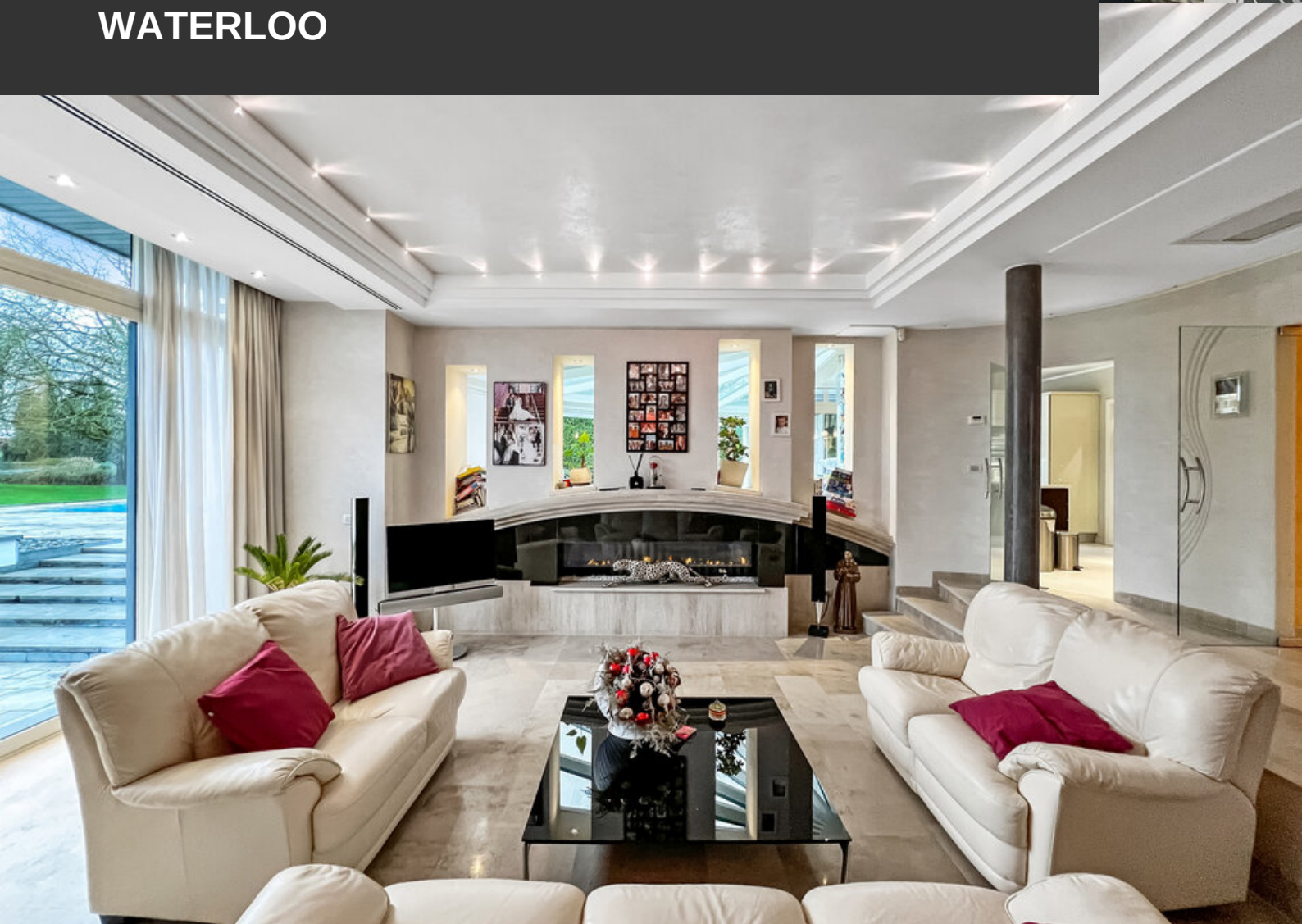
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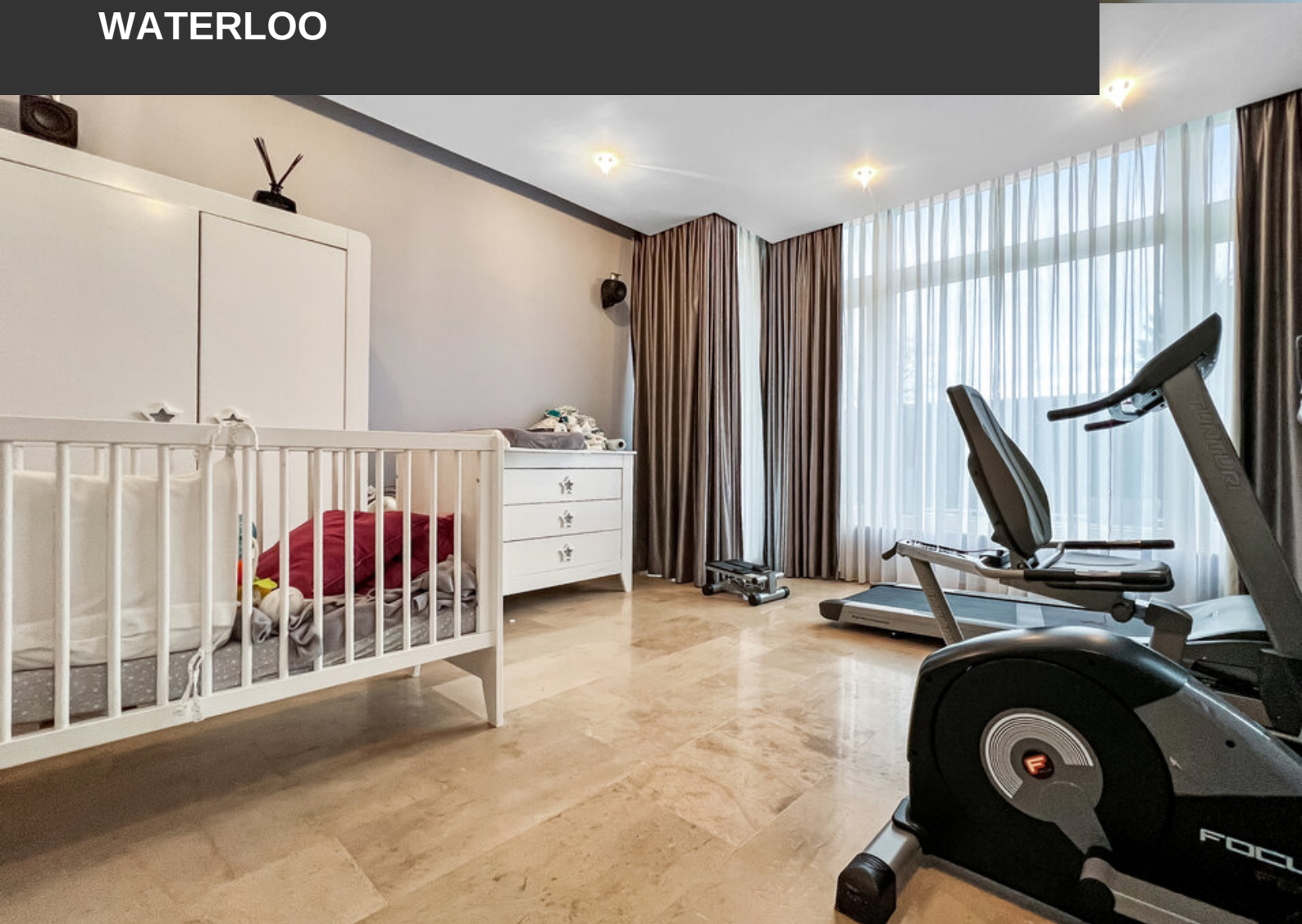


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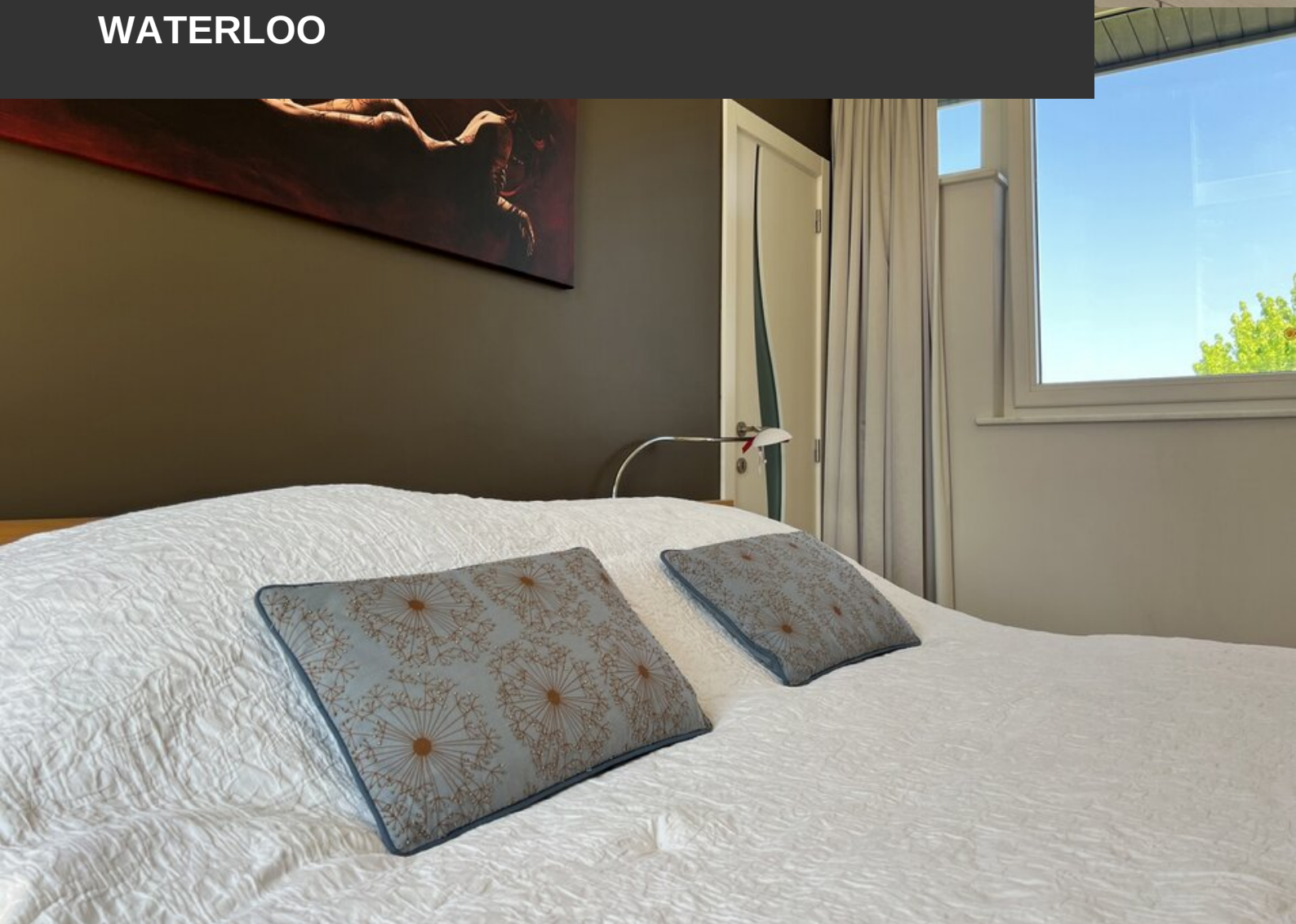


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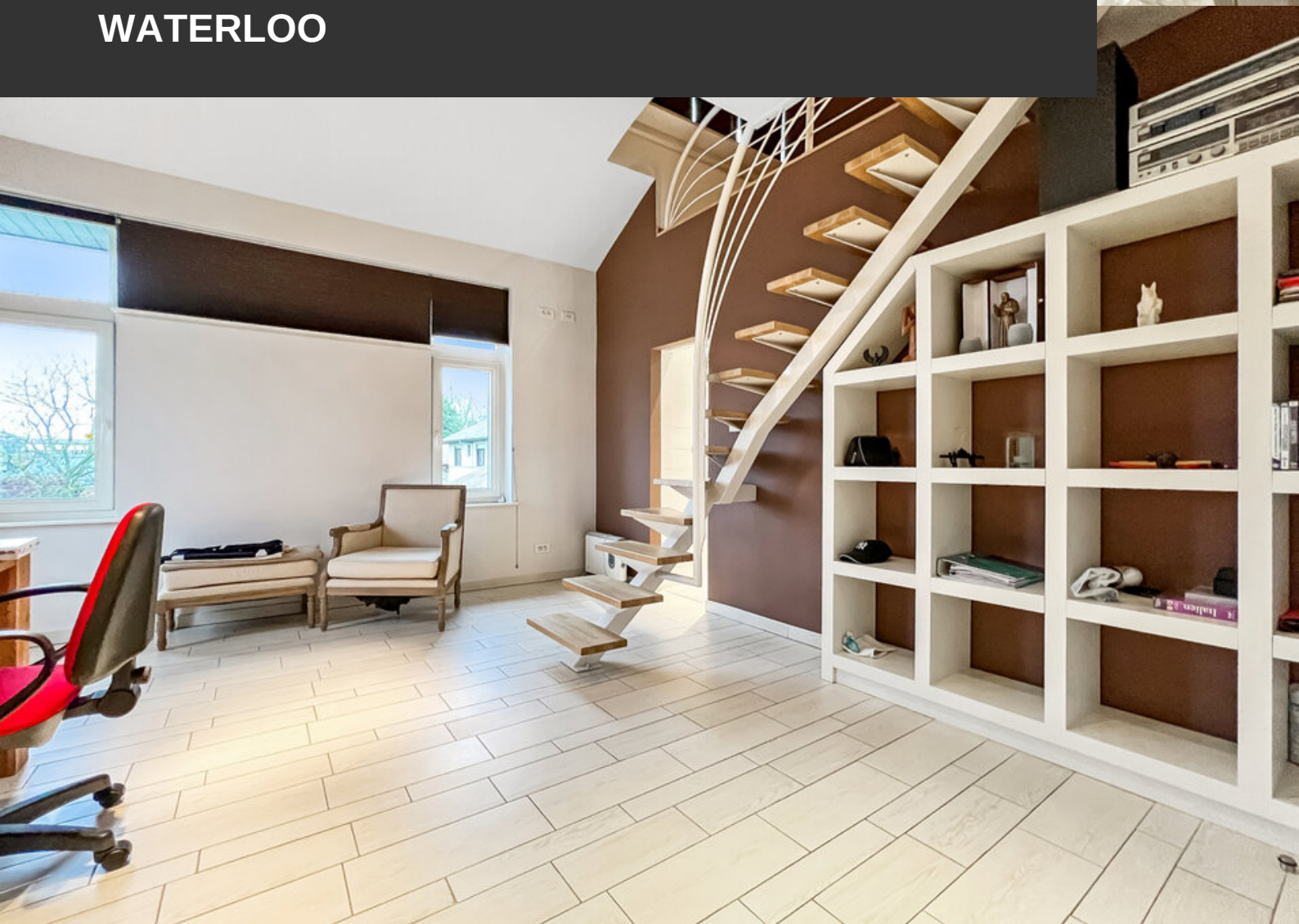


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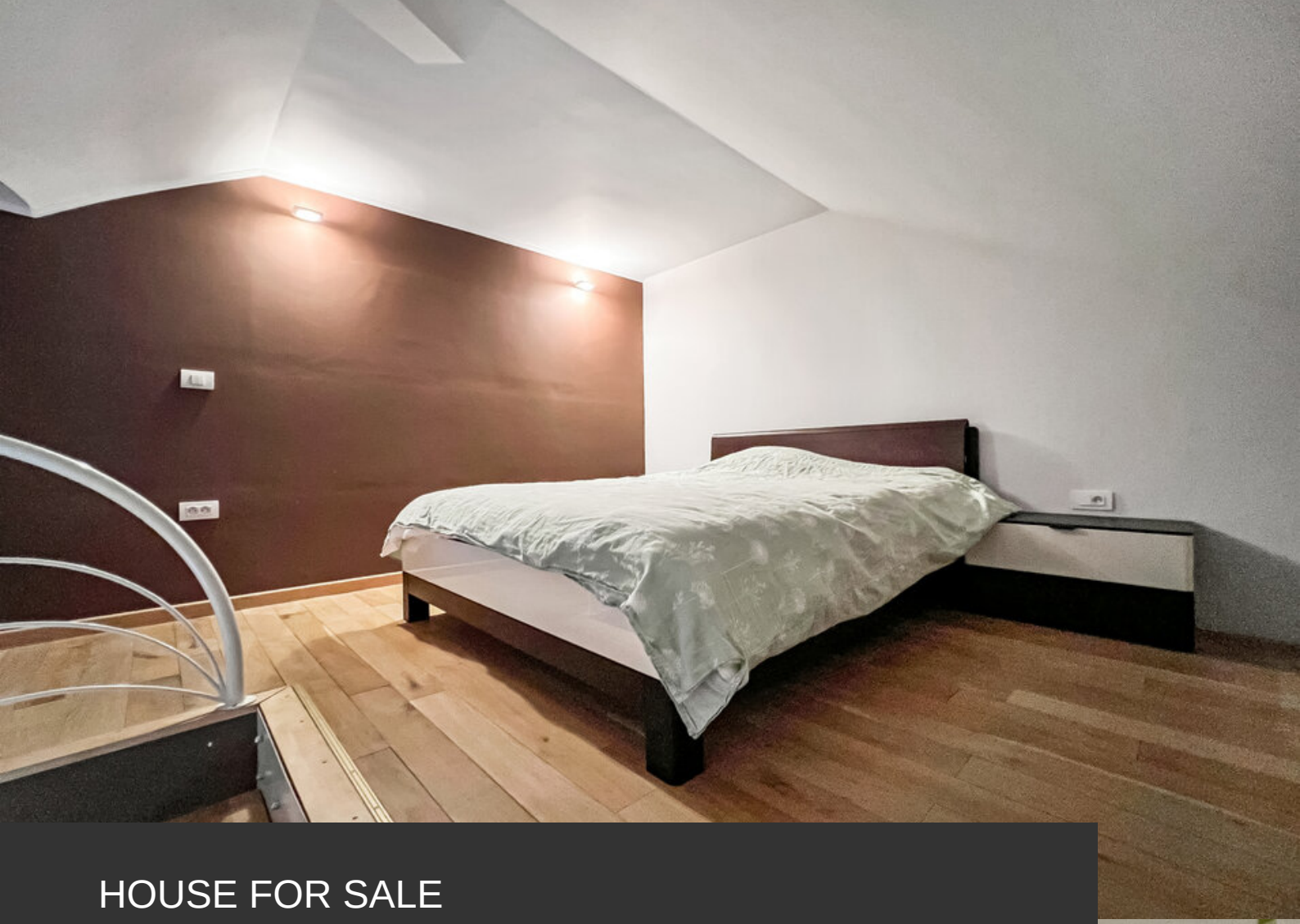
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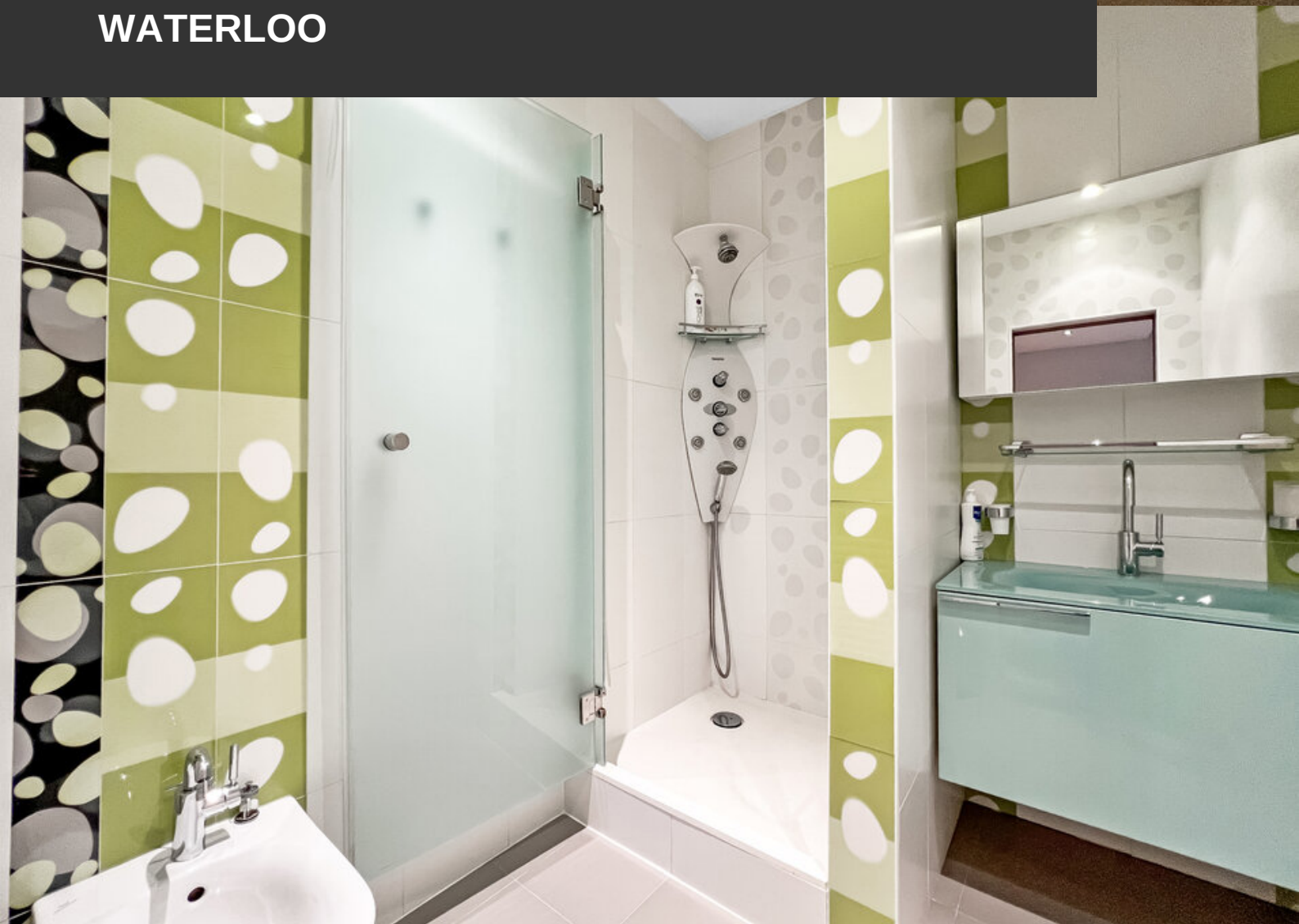


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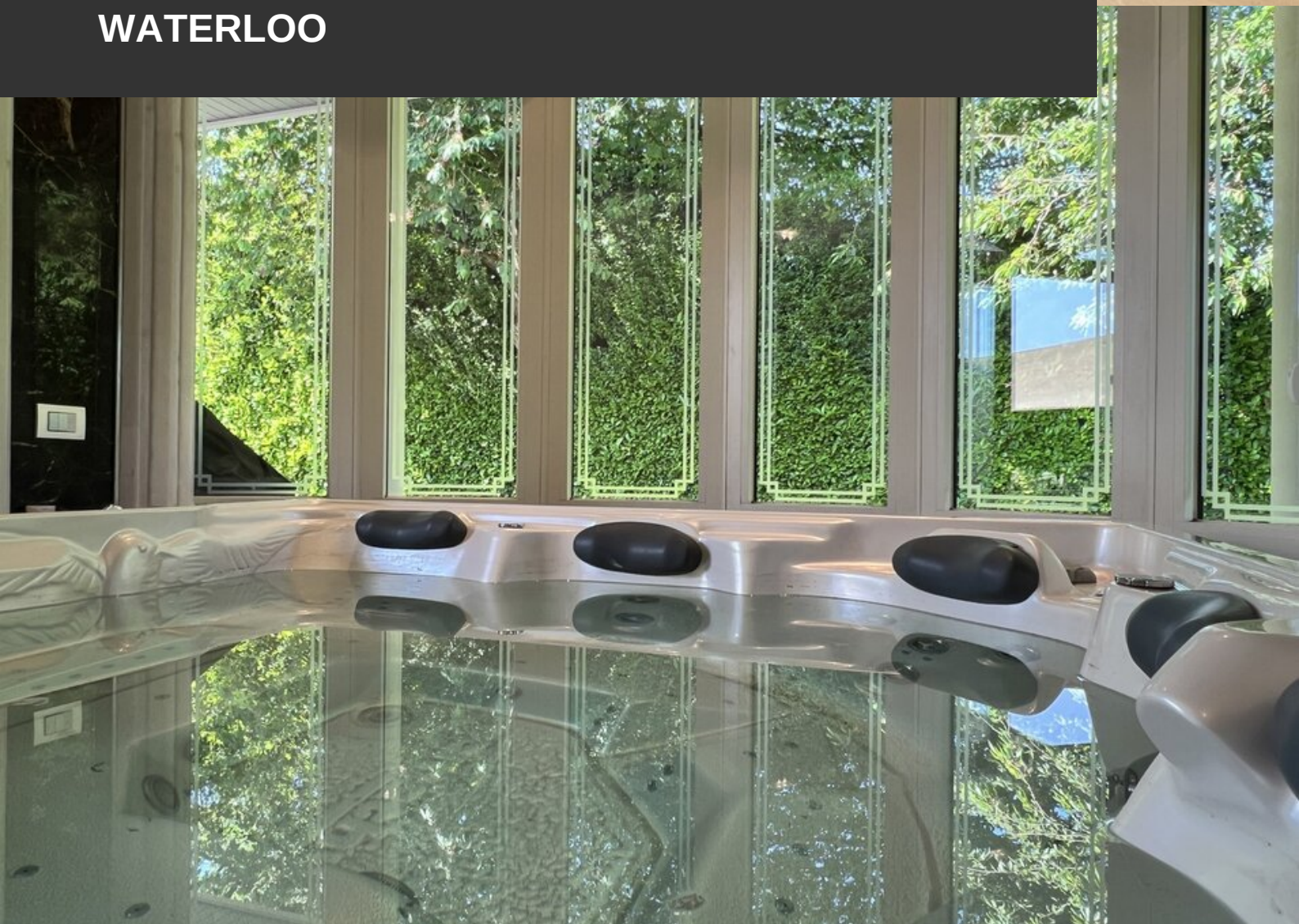


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