



**HOUSE FOR SALE  
WATERLOO**

Exceptional and refined property with all the wanted comfort



**ADRESSE**

Rue Coleau, 60  
1410 Waterloo

**PRICES**

1.750.000 €





## HOUSE FOR SALE WATERLOO

Ideally located close to Joli-Bois, this elegant and bright villa from 2008, with  $\pm 443 \text{ m}^2$  of living space ( $\pm 670 \text{ m}^2$  built), is set on a magnificent landscaped plot of  $\pm 45$  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...



### **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





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walk-in closet and a 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 m <sup>2</sup>
Living space	445 m <sup>2</sup>
Year of construction	2008
Number of bedrooms	4
Surface area bedroom 1	35 m <sup>2</sup>
Surface area bedroom 2	30 m <sup>2</sup>
Surface area bedroom 3	30 m <sup>2</sup>
Surface area bedroom 4	25 m <sup>2</sup>
Surface area bedroom 5	16 m <sup>2</sup>
Number of bathrooms	4
Number of toilets	3



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Workspace	yes
Open fire	yes
Attic	yes
Cellars	yes
Garage	yes
Type of heating	floor heating
Type of window frames	vinyl
Air conditioning	yes
Solar panels (photovoltaic or thermal)	photovoltaic
Sewer connection	yes
EPB	



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EPB - Unique code	20240726012732
EPB - E Spec	188 kWh/m <sup>2</sup> .an
EPB - E total	102.536 kWh/an
Availability	at the contract



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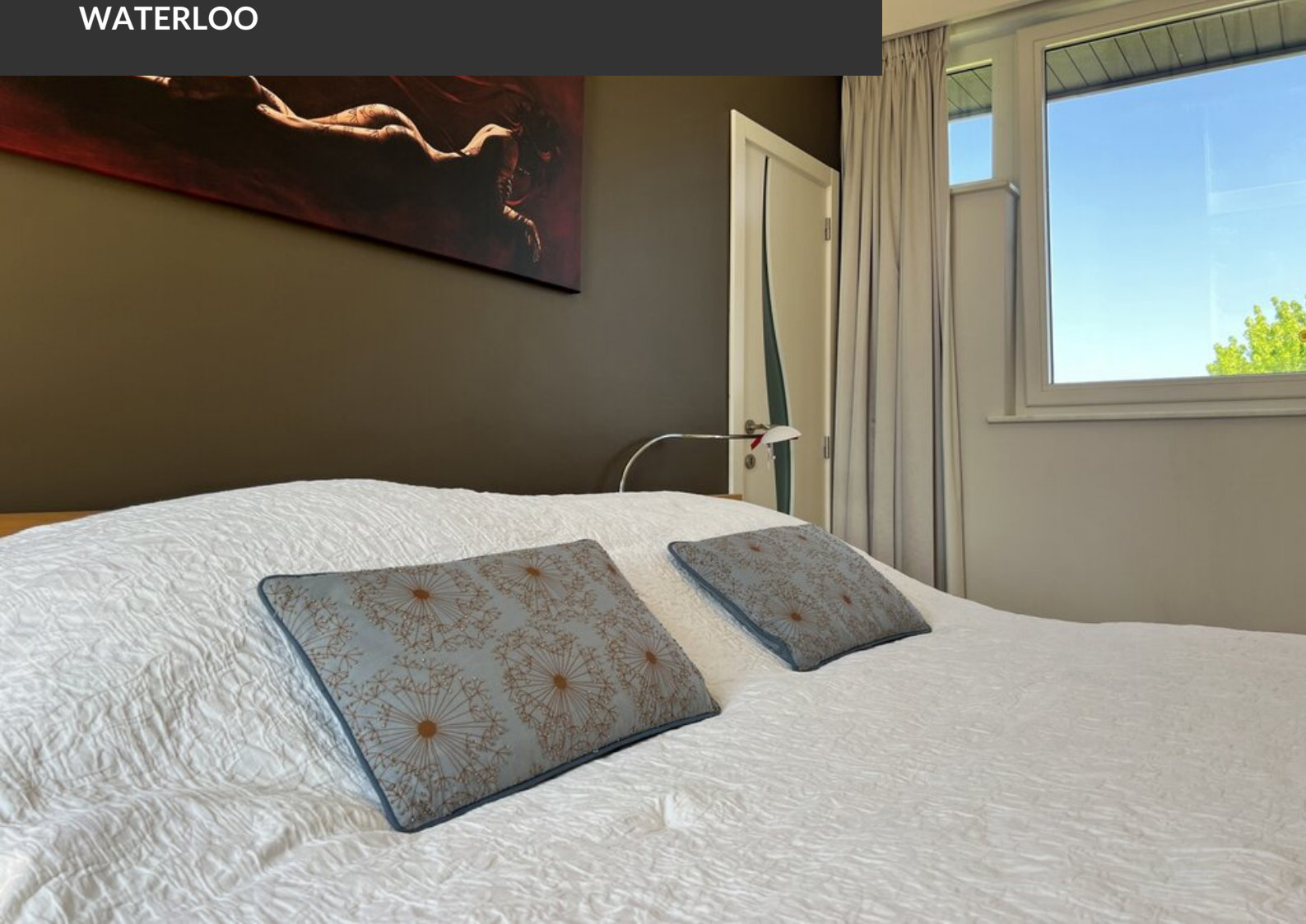
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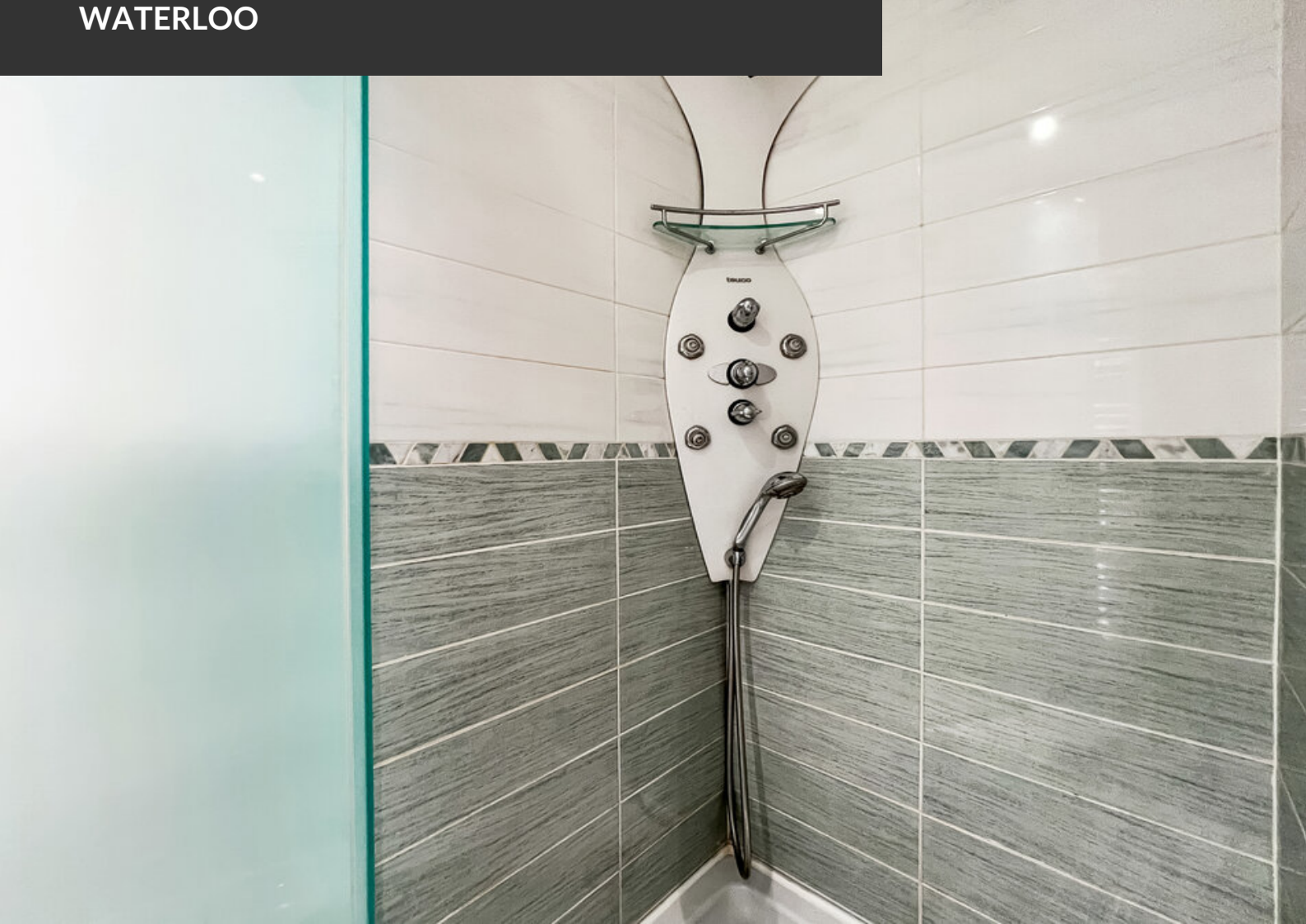
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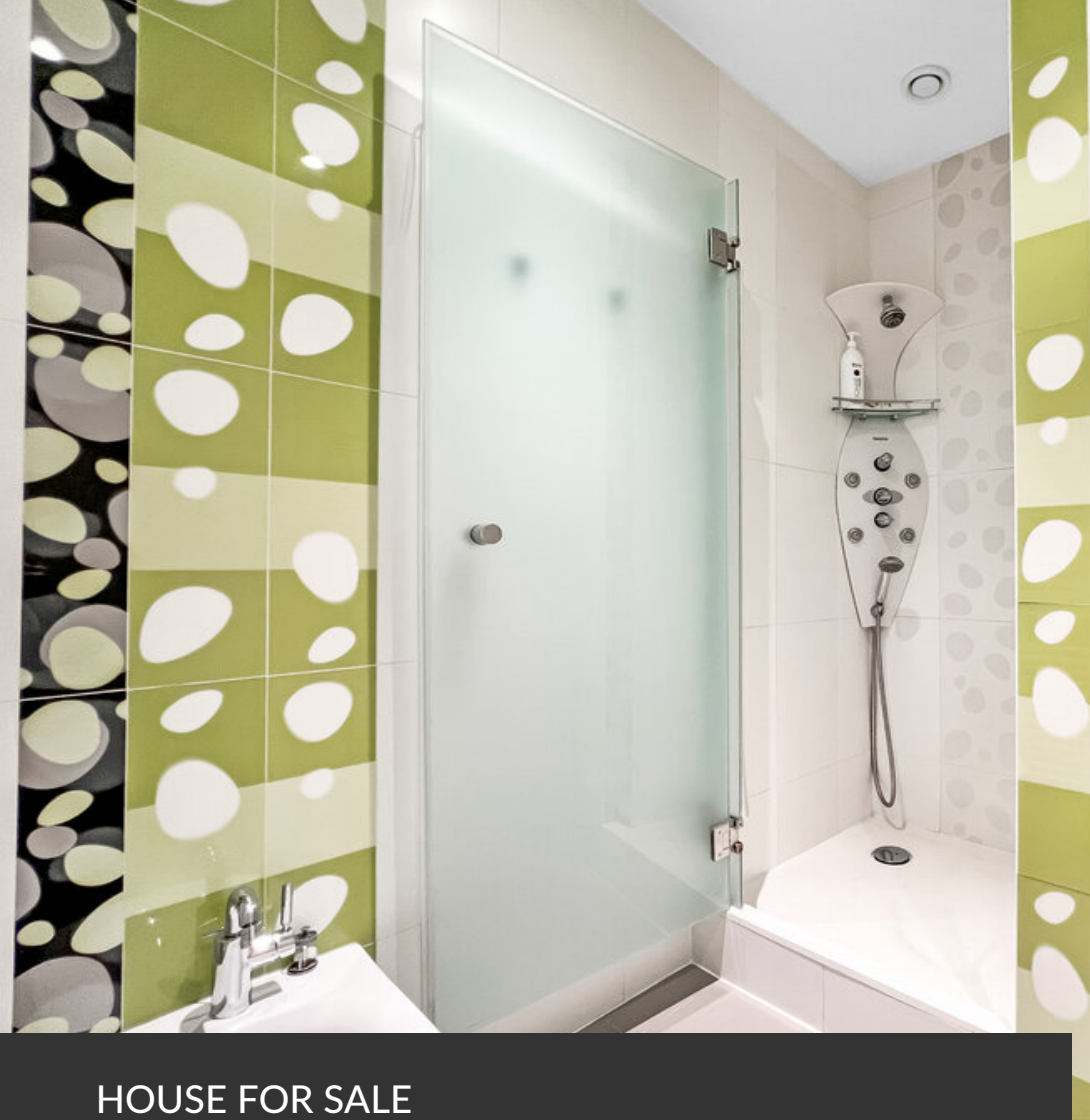




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