



**HOUSE FOR SALE
WATERMAEL-BOITSFORT**

Exceptional Art-Deco property with two outbuildings



PROPRIÉTÉ PRIVÉE
IMMOBILIER RÉSIDENTIEL

ADRESSE

Rue des Bégonias, 32-34
1170 Watermael-Boitsfort

PRICES

1.385.000 €



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In Watermael-Boitsfort, in the sought-after Keym neighborhood, tucked away behind a discreet wall, lies a charming 1920 villa with a unique Art Deco style. Set on a beautiful rear plot of over 9 ares, the property offers more than 250 m² of living space and immediately captivates with its character, warm atmosphere, and holiday-home feeling in the heart of the city. The ground floor opens onto a cozy and bright living room that can be extended thanks to the adjoining lounge, a welcoming dining room, a fully equipped kitchen, a laundry room, a charming veranda, as well as a study ideal for working from home. Upstairs, two bedrooms each enjoy their own ensuite bathroom, complemented by a third bedroom. The second floor features a spacious bedroom with balcony, an additional bathroom, and another room currently fitted with a kitchenette, offering the possibility of an independent unit. The main house also includes...



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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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a small cellar and a garage. The grounds further accommodate two characterful outbuildings. A 45 m² loft with two rooms, kitchenette, shower room, and private outdoor space, as well as an apartment (officially registered as a workshop) comprising a living room with open kitchen, a bedroom, an office, a bathroom, and its own private outdoor area. This property represents a rare opportunity to acquire a home full of character with great potential—perfect for a family, a self-employed professional, or anyone seeking a unique living environment in a green setting yet close to all amenities.



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Land surface	940 m ²
Living space	260 m ²
Year of construction	1920
Year of renovation	2017
Number of bedrooms	4
Surface area bedroom 1	39 m ²
Surface area bedroom 2	16 m ²
Surface area bedroom 3	16 m ²
Surface area bedroom 4	15 m ²
Number of bathrooms	3
Number of toilets	4



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Workspace	yes
Open fire	yes
Cellars	yes
Garage	yes
Orientation	west
Type of heating	wall heating
Type of window frames	wood
Sewer connection	yes
Net cadastral income	2.872 €
EPB	
EPB - E Spec	338 kWh/m ² .an



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Availability

7



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