



HOUSE FOR SALE
HOEILAART

Exceptional property in the center of Hoeilaart



ADRESSE

Edmond Vandervaerenstraat, 42
1560 Hoeilaart

PRICES

1.550.000 €



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Nestled in the heart of the lush green outskirts of Brussels, discover this magnificent historic-style home located in Hoeilaart, an idyllic setting where charm and tranquility blend seamlessly. With its elegant and unique architecture, this property stands out with its large windows that flood the interiors with abundant natural light. The property offers all the desired comforts with four bedrooms, three bathrooms, a spacious kitchen and a lovely scullery, a double living room, large cellars, and a garage. Surrounded by a perfectly maintained landscaped garden, this house offers a peaceful and private living environment, sheltered from prying eyes. Both the interior and exterior exude character and refinement, ideal for a family seeking space and authenticity. In addition to the main house, an independent Tiny House complements the property, perfect for hosting guests or setting up a quiet workspace. There is also a greenhouse designed for events, ideal for hosting receptions or enjoying...



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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relaxing moments in nature. Hoeilaart, located at the gateway to Brussels, perfectly combines proximity to services and amenities (schools, shops, public transport) with direct access to the Sonian Forest, ideal for nature lovers and outdoor walks. Don't miss this unique opportunity to live in this exceptional property just minutes from the capital, offering an unparalleled quality of life.



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| | |
|------------------------|----------------------|
| Land surface | 9.423 m ² |
| Living space | 390 m ² |
| Year of construction | 1924 |
| Number of bedrooms | 4 |
| Surface area bedroom 1 | 25 m ² |
| Surface area bedroom 2 | 24 m ² |
| Surface area bedroom 3 | 21 m ² |
| Surface area bedroom 4 | 17 m ² |
| Number of bathrooms | 3 |
| Number of toilets | 4 |
| Open fire | yes |



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| | |
|-----------------------|---|
| Cellars | yes |
| Garage | yes |
| Type of heating | wall heating |
| Type of window frames | wood |
| Sewer connection | yes |
| EPB |  |
| EPB - Unique code | 20240824-0003345303 |
| EPB - E Spec | 385 kWh/m ² .an |
| Availability | at the contract |



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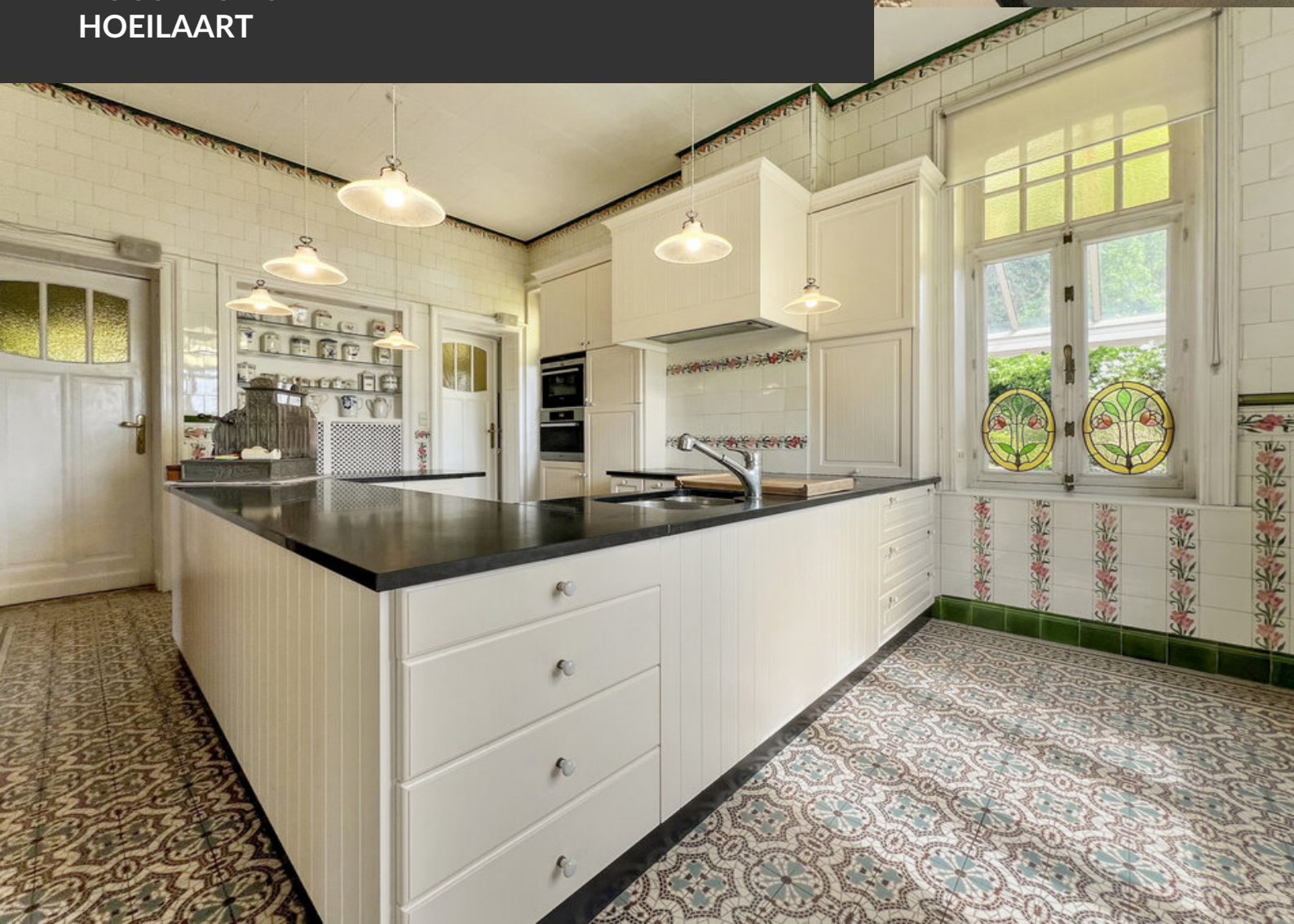


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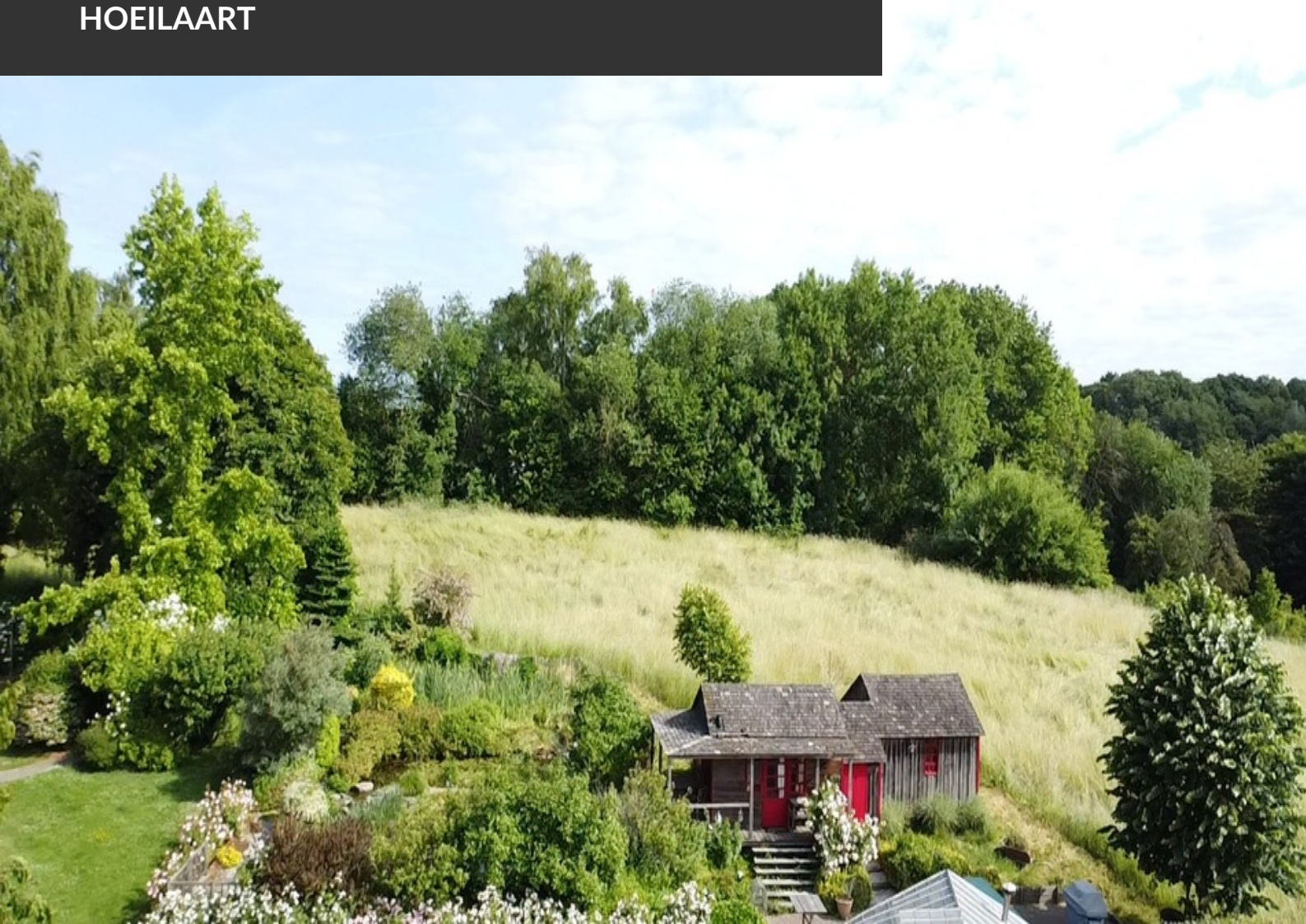


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