



HOUSE FOR SALE  
HOEILAART

Exceptional property in the center of Hoeilaart



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

**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, ...



### **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](mailto:info@propriete-privee.be)



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perfect for hosting guests or setting up a quiet workspace. There is also a greenhouse designed for events, ideal for hosting receptions or enjoying 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 <sup>2</sup>
Living space	390 m <sup>2</sup>
Year of construction	1924
Number of bedrooms	4
Surface area bedroom 1	25 m <sup>2</sup>
Surface area bedroom 2	24 m <sup>2</sup>
Surface area bedroom 3	21 m <sup>2</sup>
Surface area bedroom 4	17 m <sup>2</sup>
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 <sup>2</sup> .an
Availability	1



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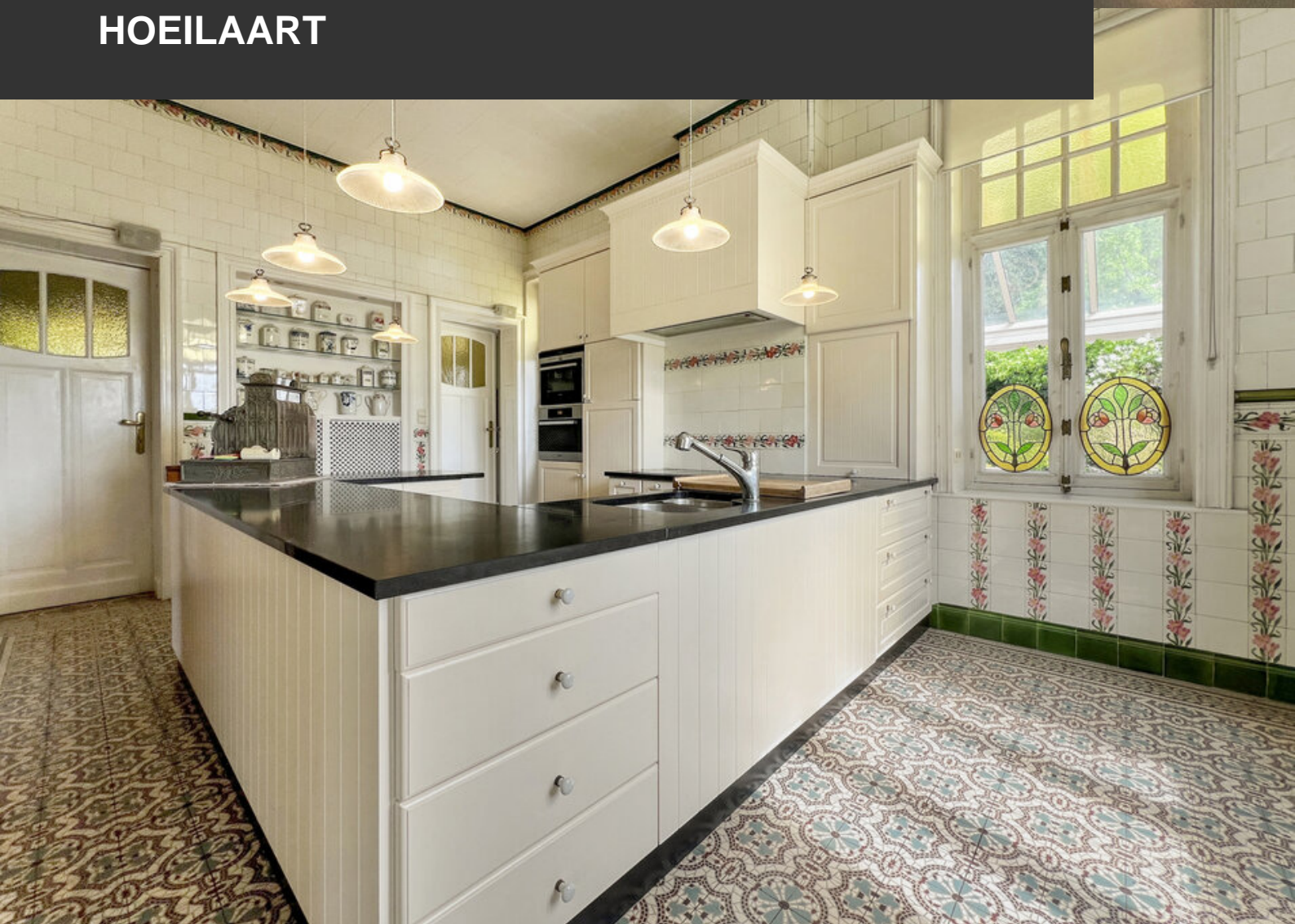


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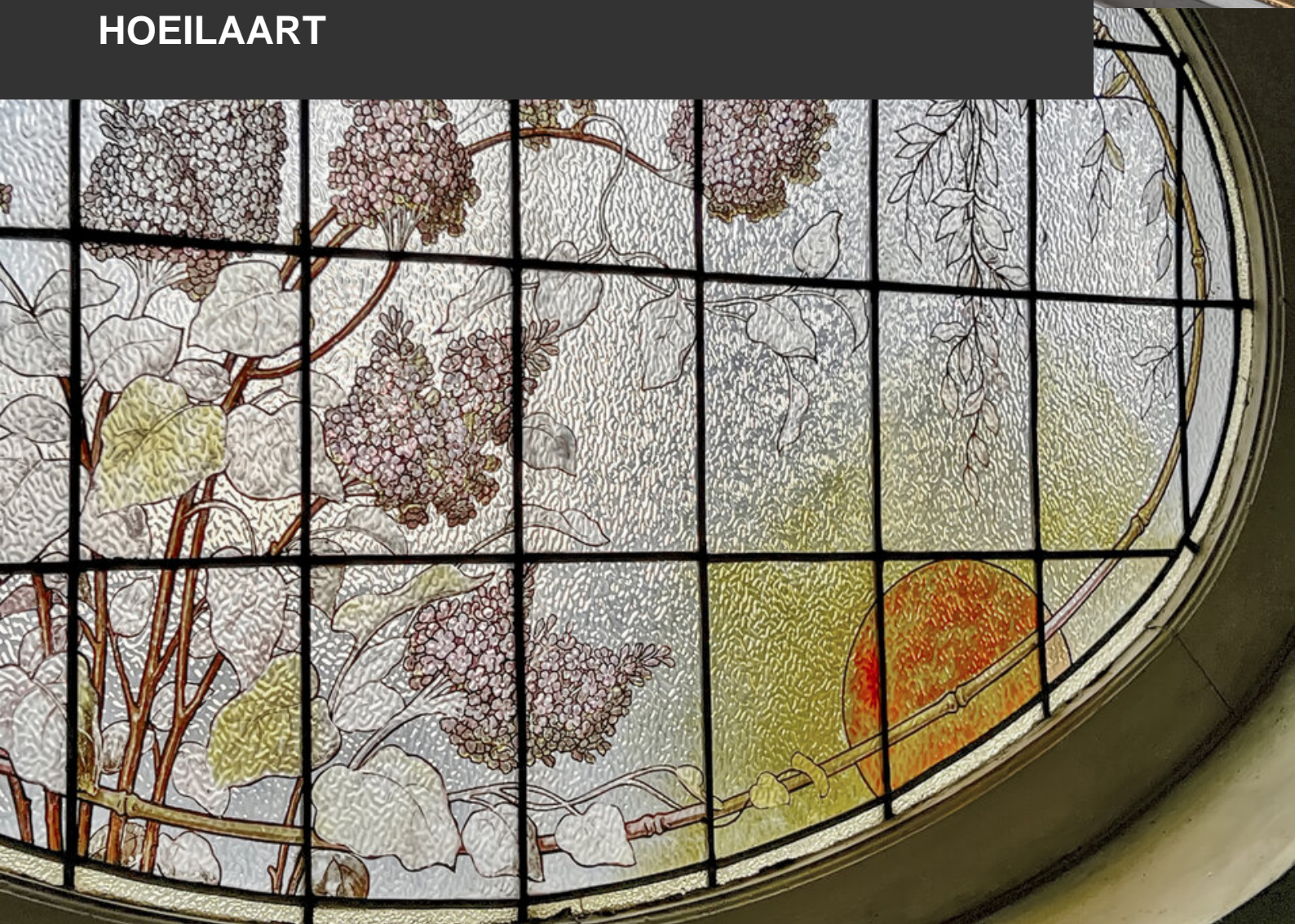


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