



**HOUSE FOR SALE
GREZ-DOICEAU**

Exceptional volumes in an enchanting area



PROPRIÉTÉ PRIVÉE
IMMOBILIER RÉSIDENTIEL

ADRESSE

Avenue des Bouleaux , 12
1390 Grez-Doiceau

PRICES

990.000 €



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Nestled in a highly sought-after residential area of Grez-Doiceau, in absolute tranquility, this superb villa built in 2006 harmoniously combines space, comfort, and energy efficiency. From the very first moments, the tone is set: impressive volumes and abundant natural light. The home offers five spacious bedrooms and three bathrooms, providing optimal comfort and an ideal layout for a large family. Designed to meet every daily need, it also features a home office, a generous attic, a spacious utility/back kitchen, and a large boiler room. A comprehensive layout with no compromise on space or functionality. Outside, you will discover a magnificent 14-acre landscaped garden, carefully designed and enhanced by a beautiful variety of shrubs, creating a lush, private, and relaxing environment. The property benefits from an EPC rating of B, ensuring ...



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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strong energy performance. Impeccably maintained, it is presented in excellent condition, allowing for immediate occupancy with complete peace of mind. A large carport completes this attractive property. A rare opportunity on the market, ideal for those seeking space, tranquility, and quality construction in the heart of Grez-Doiceau.



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Land surface	1.400 m ²
Living space	360 m ²
Year of construction	2006
Number of bedrooms	5
Surface area bedroom 1	25 m ²
Surface area bedroom 2	16 m ²
Surface area bedroom 3	16 m ²
Surface area bedroom 4	16 m ²
Surface area bedroom 5	15 m ²
Number of bathrooms	3
Number of toilets	3



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Workspace	yes
Open fire	yes
Attic	yes
Solar panels	yes
EPB	
EPB - Unique code	20241226011768
EPB - E Spec	122 kWh/m ² .an
EPB - E total	47.357 kWh/an
Availability	1

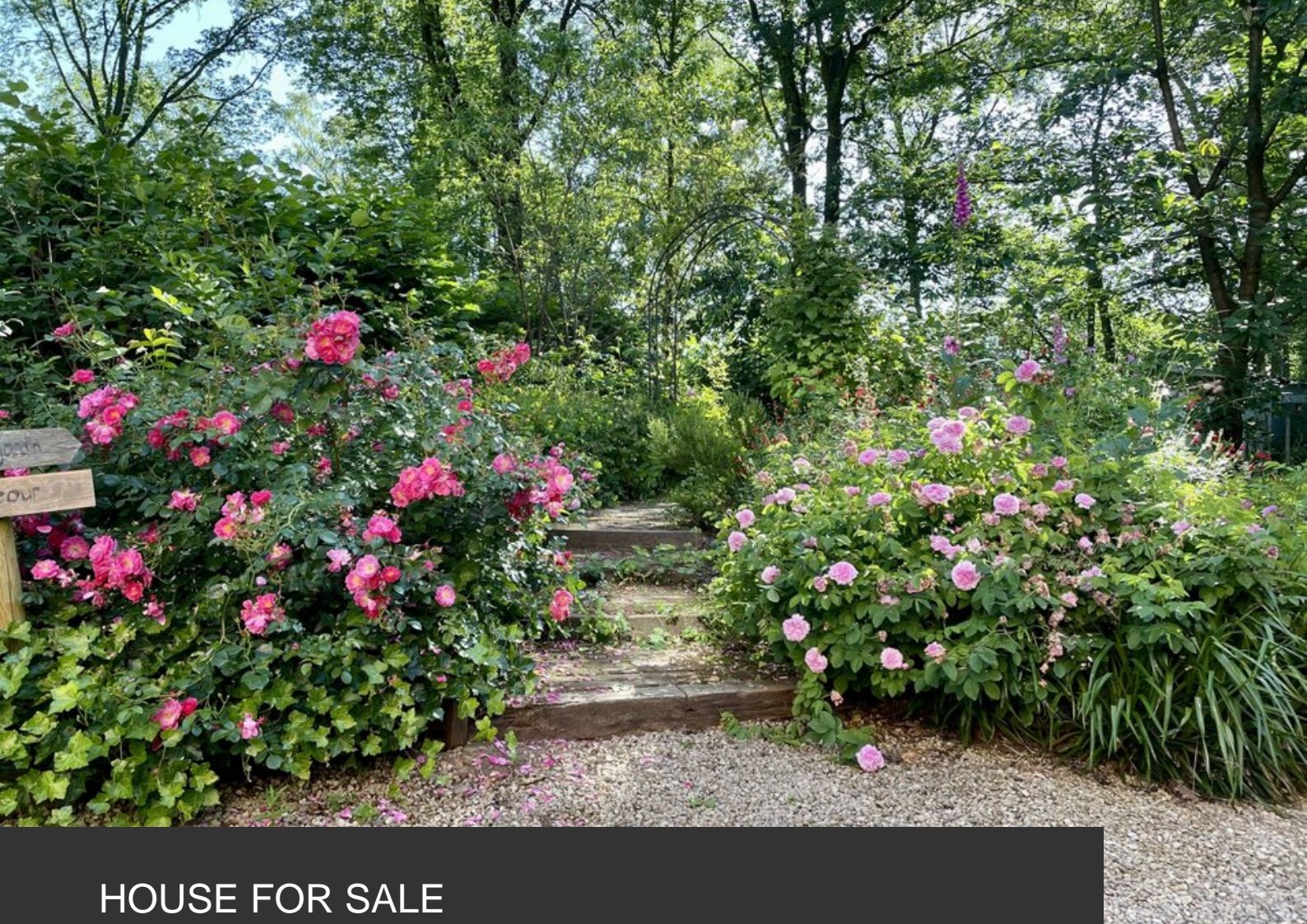


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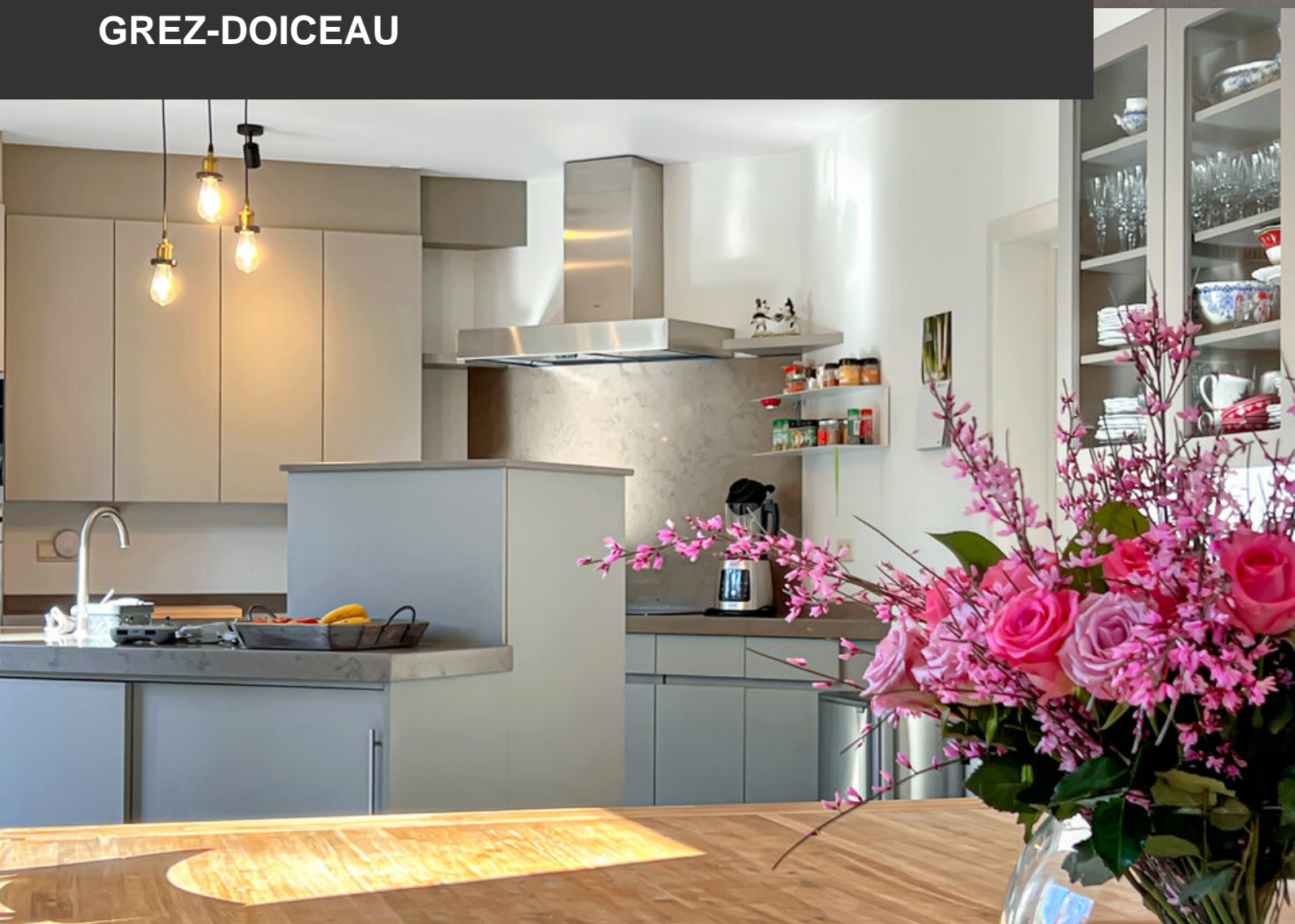


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