



HOUSE FOR SALE  
ROSIÈRES

Genval 29



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

**ADRESSE**

Rue de Genval , 29  
1331 Rosières

**PRICES**

770.000 €



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An exceptional location in Rosières for this charming property, less than 5 minutes from the E411, offering a rare balance between accessibility and quality of life. Set on a south-facing plot of approximately 1,200 m<sup>2</sup>, this residence captivates with its beautifully landscaped, flower-filled garden, giving it a unique character and a warm atmosphere. From the moment you enter, the house reveals generous volumes, high ceilings, and large openings that provide particularly pleasant natural light throughout. A sound and high-quality base, ideal for renovation to enhance its character and adapt it to contemporary standards. The sleeping area comprises three large bedrooms and two bathrooms on the first floor. The second floor features an attic as well as a fourth bedroom with a water point, offering additional conversion potential. An office, cellars, ...



### **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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a garage, and a garden workshop usefully complete the property. A rare opportunity for lovers of character properties.



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Land surface	1.213 m <sup>2</sup>
Living space	200 m <sup>2</sup>
Number of bedrooms	4
Surface area bedroom 1	16 m <sup>2</sup>
Surface area bedroom 2	16 m <sup>2</sup>
Surface area bedroom 3	14 m <sup>2</sup>
Surface area bedroom 4	15 m <sup>2</sup>
Number of bathrooms	2
Number of toilets	2
Workspace	yes
Open fire	yes



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Attic	yes
Cellars	yes
Garage	yes
EPB	
EPB - Unique code	2026328002554
EPB - E Spec	377 kWh/m <sup>2</sup> .an
EPB - E total	88.639 kWh/an
Availability	1



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