



**HOUSE FOR SALE
OTTIGNIES-LOUVAIN-LA-NEUVE**

Possibilité droits d'enregistrement 3% et rénovations 6% ! *



PROPRIÉTÉ PRIVÉE
IMMOBILIER RÉSIDENTIEL

ADRESSE

Rue du Blanc-Ry, 35
1340 Ottignies-Louvain-la-Neuve

PRICES

450.000 €



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Possibilité de bénéficier des droits d'enregistrement à 3 % lors d'achat ainsi que du taux de TVA réduit à 6 % sur les travaux de rénovation, sous réserve de remplir les conditions ! Located in a quiet and highly sought-after residential area of Ottignies, within walking distance of the train station, shops, and major transport links, this house is offered for sale in closed shell condition (casco), giving you the unique opportunity to design and finish the interior entirely to your own taste. Benefiting from an excellent orientation, the property features a bright living area opening onto the garden and the surrounding greenery. The kitchen is complemented by a practical utility room, providing additional comfort for everyday living. Upstairs, you will find three bedrooms and a bathroom. The property also includes a separate outbuilding ...



eau office

Clos des Chênaux 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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with a double garage, offering excellent potential for conversion or additional living space to suit your needs and plans. A rare opportunity to create a home that truly reflects your vision, in a green and highly desirable setting in Ottignies.



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Land surface	1.970 m²
Living space	185 m²
Year of construction	1890
Year of renovation	2026
Number of bedrooms	3
Surface area bedroom 1	12 m²
Surface area bedroom 2	15 m²
Surface area bedroom 3	12 m²
Number of bathrooms	1
Number of toilets	2
Attic	yes



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Cellars	yes
Garage	yes
EPB	PEB C
EPB - Unique code	20260818007555
EPB - E Spec	174 kWh/m².an
EPB - E total	32.185 kWh/an
Availability	5



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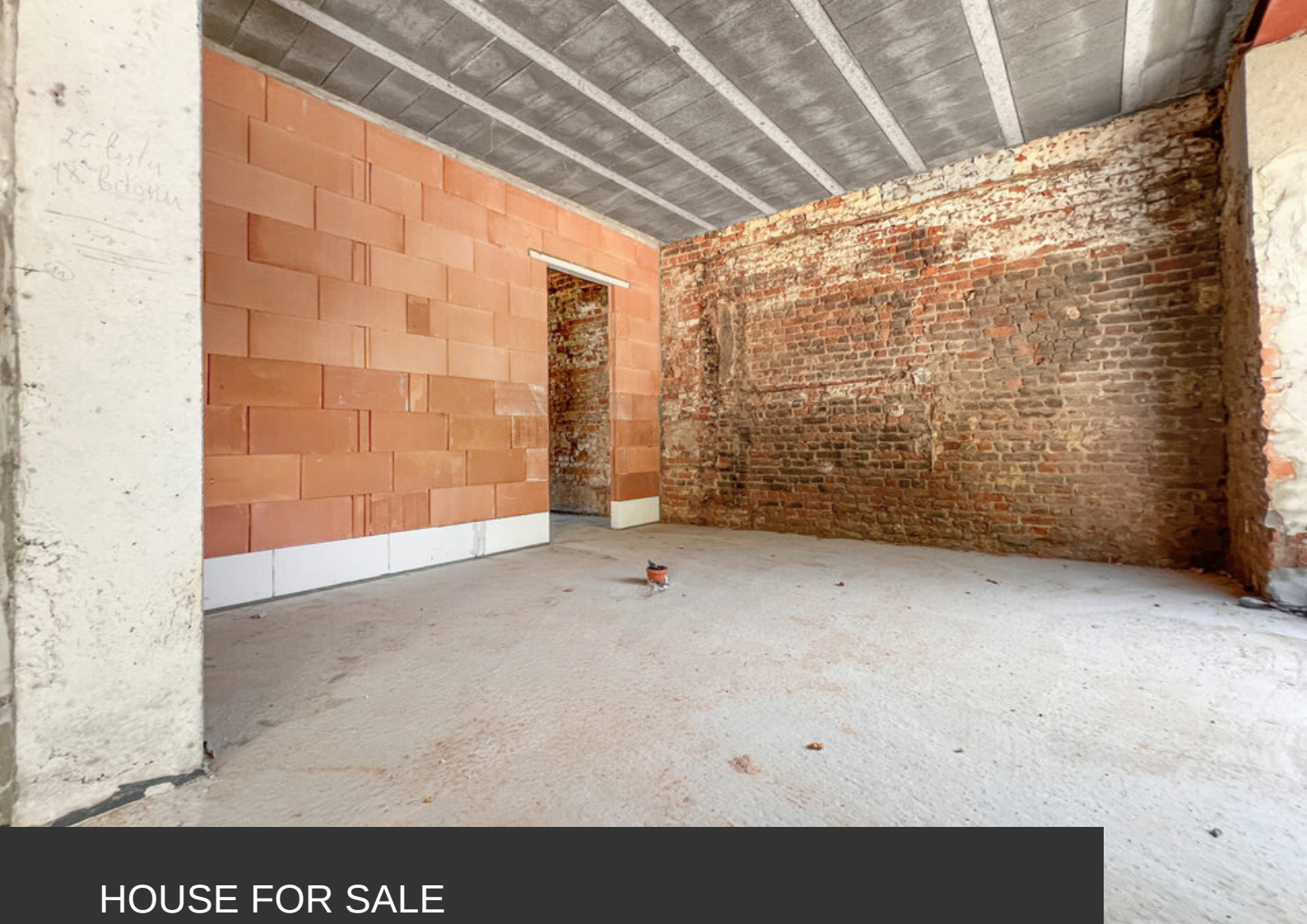
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