



HOUSE FOR SALE  
OTTIGNIES

Pretty farmhouse on the edge of Cérroux



**ADRESSE**

Rue Montaury, 14  
1340 Ottignies

**PRICES**

480.000 €





## HOUSE FOR SALE OTTIGNIES

Set on thirty acres of land, discover this pretty 1850 farmhouse, with its various outbuildings and vestiges of yesteryear. With its traditional floor tiles, wooden beams and open fire, this house will surprise you with its blend of the ancient and the modern. Spanning three hundred and fifty square meters (!), let yourself be taken on a tour that's as captivating as it is charming. Comprising a large living and dining room overlooking the garden, a fully-equipped kitchen, five bedrooms, three shower rooms, plenty of space for conversion, offices and a family room, you'll be amazed by these grandiose spaces. A magnificent sauna and zen room await you to relax in after a long day's work; what a pleasure to be at home! Cellars, laundry room, garage and parking complete the property. The exterior features two terraces and a garden with wooded borders. Last but not least, three separate entrances...



### 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





## HOUSE FOR SALE OTTIGNIES

make this property ideal for professional use or rental income! An opportunity to be seized!



### 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





## HOUSE FOR SALE OTTIGNIES

|                        |                      |
|------------------------|----------------------|
| Land surface           | 3.000 m <sup>2</sup> |
| Living space           | 350 m <sup>2</sup>   |
| Year of construction   | 1850                 |
| Year of renovation     | 2016                 |
| Number of bedrooms     | 5                    |
| Surface area bedroom 1 | 13 m <sup>2</sup>    |
| Surface area bedroom 2 | 10 m <sup>2</sup>    |
| Surface area bedroom 3 | 24 m <sup>2</sup>    |
| Surface area bedroom 4 | 26 m <sup>2</sup>    |
| Surface area bedroom 5 | 30 m <sup>2</sup>    |
| Number of bathrooms    | 3                    |



### 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



## HOUSE FOR SALE OTTIGNIES

|                       |   |
|-----------------------|---|
| Number of toilets     | 3   |
| Workspace             | yes   |
| Open fire             | yes   |
| Attic                 | yes   |
| Cellars               | yes   |
| Garage                | yes   |
| Type of heating       | individual  |
| Type of window frames | wood  |
| Net cadastral income  | 2.699 €   |
| EPB                   |  |
| EPB - Unique code     | 20230925024862  |



### 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





## HOUSE FOR SALE OTTIGNIES

EPB - E Spec  
Availability

249 kWh/m<sup>2</sup>.an  
at the contract



### 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





HOUSE FOR SALE  
OTTIGNIES







HOUSE FOR SALE  
OTTIGNIES







HOUSE FOR SALE  
OTTIGNIES







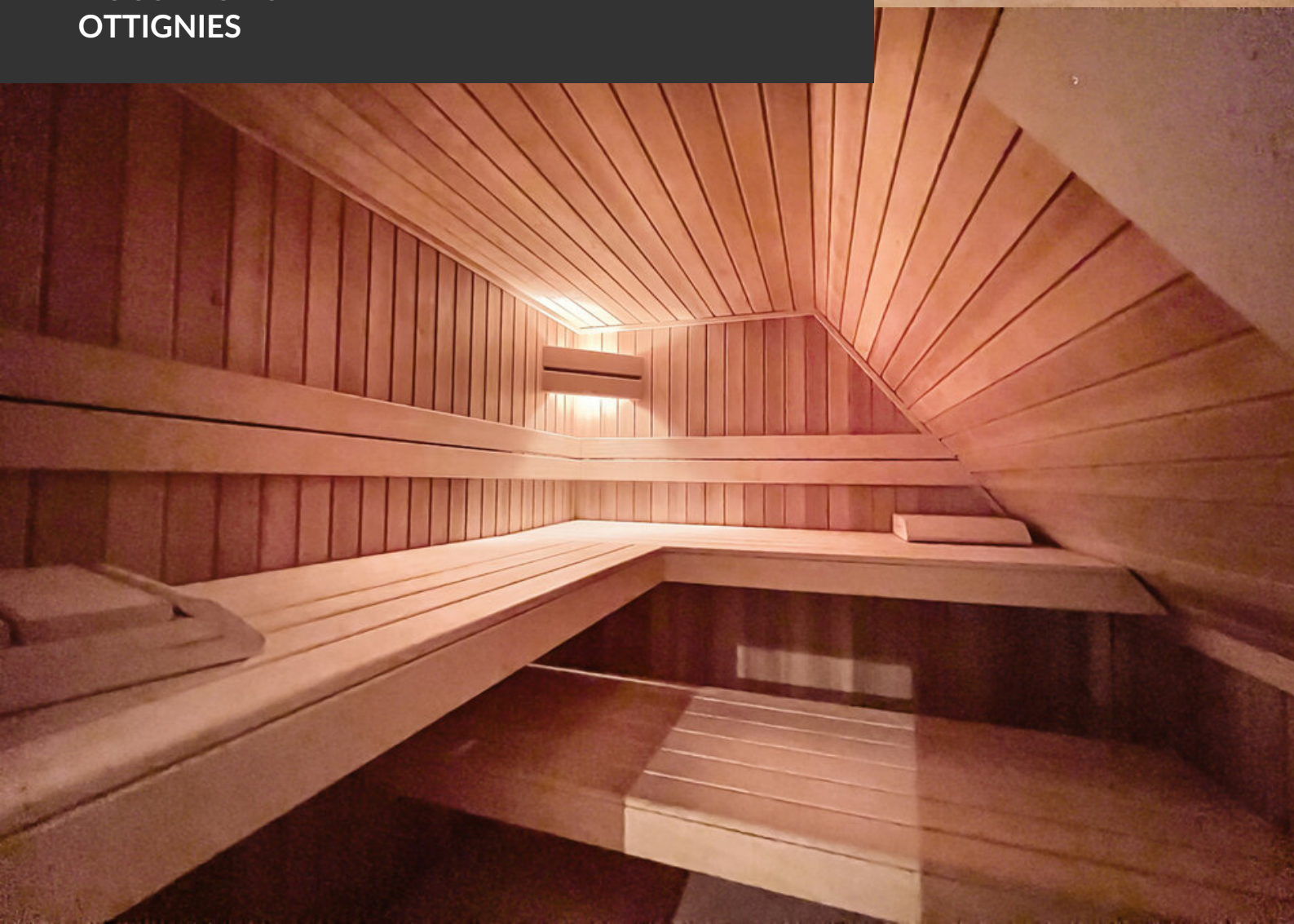
HOUSE FOR SALE  
OTTIGNIES







HOUSE FOR SALE  
OTTIGNIES







HOUSE FOR SALE  
OTTIGNIES







HOUSE FOR SALE  
OTTIGNIES







HOUSE FOR SALE  
OTTIGNIES

