



HOUSE FOR SALE  
CHAUMONT-GISTOUX

Quiétude et volumes à deux pas du centre de Gistoux



#### ADRESSE

Avenue des Sorbiers, 19  
1325 Chaumont-Gistoux

#### PRICES

1.150.000 €



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Discover this stunning high-standard villa with nearly 600 m<sup>2</sup> of usable space, ideally located in a sought-after and peaceful neighborhood in the heart of the charming village of Chaumont-Gistoux. Just a few steps away, you'll find bakeries, restaurants, and various shops, making this location both convenient and delightful. In excellent overall condition, this property stands out for its impressive volumes and exceptional brightness. Nestled on a plot of over 40 ares, consisting of two separate lots, it offers approximately 400 m<sup>2</sup> of living space. The ground floor features reception areas exceeding 90 m<sup>2</sup>, complete with a bar and offering panoramic views of the valley. A spacious, fully equipped 30 m<sup>2</sup> kitchen opens directly onto the terrace, perfect for outdoor dining. Two offices, including a unique round office, complete this level. Upstairs, you'll find four large bedrooms, three of which are master suites with private bathrooms, ensuring comfort and privacy for every family member. The...



### 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



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basement, spanning the entire surface of the villa, includes a garage accommodating 4 to 5 cars and several storage cellars. The outdoor spaces, a true haven of greenery and tranquility, provide a serene and luxurious environment. The landscaped garden, fully enclosed and wooded, features a water feature and two magnificent terraces facing south and southwest. One of these terraces, elegantly finished in cedarwood, borders the swimming pool. At the front, spacious private parking areas can comfortably accommodate 8 to 10 vehicles. This unique property, combining elegance, comfort, and nature, is ideal for a family seeking an exclusive home close to all amenities.



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|                    |   |
|--------------------|---|
| Land surface       | 4.000 m <sup>2</sup>  |
| Living space       | 400 m <sup>2</sup>  |
| Number of bedrooms | 4   |
| Garage             | yes   |
| Type of heating    | oil (centr. heat.)  |
| Sewer connection   | yes   |
| EPB                |  |
| EPB - Unique code  | 20240521003284  |
| EPB - E Spec       | 95 kWh/m <sup>2</sup> .an   |
| EPB - E total      | 61.338 kWh/an   |
| Availability       | at the contract   |



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