IMMO DE BRUYCKERE

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FOR SALE - VILLA

€ 1.090.000

Kleetboslaan 7, 1650 Beersel

Ref.









Number of bedrooms: 5
Number of bathrooms: 2
Garages: 2
Availability: at the contract

Surf. Living: 295m²
Surf. Plot: 2270m²

PEB/EPB: 389kwh/m²/j

DESCRIPTION

Nestled beside the Schaveys Park, this charming detached villa with swimming pool (353 m² according to the EPC) perfectly combines peace, space and excellent accessibility. Set on a generous 2,270 m² plot, it offers a green and tranquil setting while remaining just minutes from Brussels, the Ring Road and major transport routes.

Inside, the kitchen, cosy living room with built-in fireplace, spacious dining room and bright veranda blend seamlessly together, all overlooking the garden and swimming pool. The ground floor also features a separate office, ideal for working from home or running a professional practice. Upstairs you'll find 5 bedrooms, including one walk-through bedroom, and 2 bathrooms. A spacious basement with a double garage and a large attic provide all the practical space you could wish for.

Outside, the garden invites you to enjoy long summer days by the pool, while the immediate proximity of Schaveys Park makes every walk a pleasure.

More than just a house, this is a home where nature, space and accessibility are perfectly balanced.

Perhaps the place where your next chapter begins.

FINANCIAL

Price: € 1.090.000,00
Available: At the contract
Land registry income: € 5.027,00

BUILDING

Habitable surface: 295,00 m²
Fronts: 4
Construction year: 1962
State: Good state

COMFORT

Furnished: No
Pool: Yes

ENERGY

EPC score: 389
EPC code: 0003888269-RES-1
EPC class: D
Double glazing: Yes
Electricity certificate: Yes, not conform
Heating type: Oil stove

TERRAIN

Ground area: 2.270,00 m²
Garden: Yes

LAYOUT

Living room: 30,00 m²
Dining room: 40,00 m²
Kitchen: 14,00 m²
Bureau: 14,00 m²
Veranda: Yes
Bedroom 1: 13,00 m²
Bedroom 2: 15,00 m²
Bedroom 3: 14,00 m²
Bedroom 4: 13,00 m²
Bedroom 5: 18,00 m²
Bathroom 1: 10,00 m²
Bathroom type: Shower and bath tub
Bathroom 2 : 3,00 m²
Toilets: 3
Cellar: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Sewage: Yes
Water: Yes

PLANNING

Building permission: Not disclosed

Destination: Not disclosed
Intimation: Not disclosed
Right of pre-emption: Not disclosed
Parcelling permission: Not disclosed
Water-sensitive open space area: No
Obligation to renovate: No
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 12/06/2026
G-score: A
P-score: B

PARKING

Garage: 2
Parkings outside: 3
Parkings inside: 2