

FOR SALE - VILLA

Priorijlaan 61, 1640 Sint-Genesius-Rode

€ 799.000

Ref. 7235314



Number of bedrooms: 3

Surf. Living: 170m²

PEB/EPB: 93kwh/m²/j

Number of bathrooms: 2

Surf. Plot: 1705m²

Garages: 1

Availability: at the contract

DESCRIPTION

On the edge of Sint-Genesius-Rode, just a stone's throw from Braine-l'Alleud and Waterloo, this charming detached house is waiting for its new residents. Built in 2002 and located on a beautiful plot of 17a 05ca, partly in residential zone and partly in agricultural zone, it offers a unique blend of space, light, nature and comfort.

With a living area of 170 m² (according to the EPC) and breathtaking views over the surrounding fields, this is a place where you can truly unwind every single day. In 2023, the house was thoroughly modernised, including underfloor heating throughout — a major asset for those who value comfort and energy efficiency.

Upon entering, you're welcomed into a spacious open living area that flows seamlessly into a cosy dining room and a fully equipped open kitchen with adjoining utility room. Large windows provide an abundance of natural light and stunning views of the garden and the landscape beyond.

The first floor features three bedrooms, including a master bedroom with walk-in wardrobe and en-suite bathroom with double sink, bathtub, shower. There is also a separate shower room and an additional toilet, ideal for families or guests.

The property also includes a large basement, a spacious garage, solar panels, and a swimming pool in the garden, perfect for summer days and long evenings with views of the setting sun.

Additionally, when purchasing this property, there is a possibility to benefit from a reduced registration duty of only 2%.

Curious to find out if this could be your new home? Feel free to get in touch, I'd be happy to arrange a personal visit.

FINANCIAL

Price: € 799.000,00

Available: At the contract

Land registry income: € 2.528,00

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

BUILDING

Habitable surface: 170,00 m²

Fronts: 4

Construction year: 2002

Renovation: 2022

State: Good state

Number of floors: 1

Orientation facade: South

TERRAIN

Ground area: 1.705,00 m²

Garden: Yes (1.510,00 m²)

LAYOUT

Living room: 53,00 m²

Kitchen: 11,00 m², hyper equipped

Bedroom 1: 27,00 m²

Bedroom 2: 13,00 m²

Bedroom 3: 13,00 m²

Bathroom 1: 10,00 m²

Bathroom type: Shower and bath tub

Bathroom 2 : 5,00 m²

Toilets: 2

Laundry: Yes

Cellar: 40,00 m²

COMFORT

Furnished: No

Handicap friendly: No

Alarm: Yes

Pool: Yes

ENERGY

EPC score: 93

EPC code: 20250917-0003688856-RES-1

EPC class: A

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Condensation

Heating: Underfloor heating partially

TECHNICS

Electricity: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Yes

Intimation: No legal correction or administrative measure imposed

G-score: A

P-score: A

Water-sensitive open space area: No

PARKING

Garage: 1

Parkings outside: 2

Parkings inside: 2