

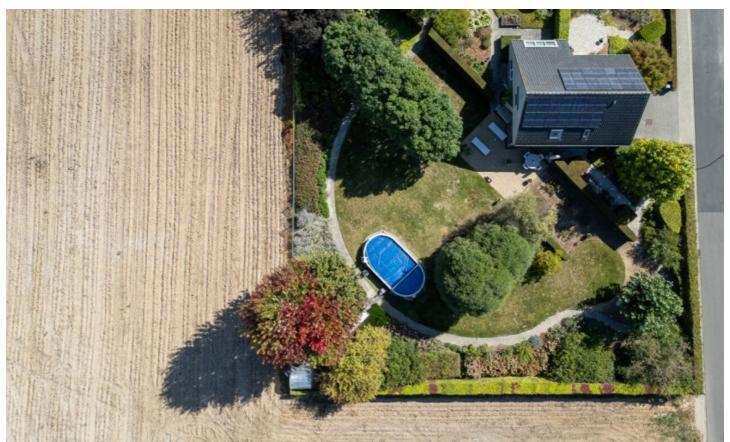
Grote Baan 305, 1620 Drogenbos **Phone number:** +32 (0)2 344 56 68 E-mail: hello@immodebruyckere.be

# **FOR SALE - VILLA**

€ 835,000

Ref. 7235314

Priorijlaan 61, 1410 Waterloo









PEB/EPB: 93kwh/m<sup>2</sup>/j

Number of bedrooms: 3 Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 170m<sup>2</sup>

Surf. Plot: 1705m<sup>2</sup>

#### 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  $170 \text{ m}^2$  (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 and toilet. There is also a separate shower room and an additional toilet — ideal for families or quests.

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.

This house is more than just a home. It's a place to live, enjoy and grow. A rare opportunity for those seeking peace, space and a warm atmosphere in a green environment, with all amenities close by.

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: € 835.000,00

Available: At the contract

Land registry income: € 2.528,00

#### BUILDING

Habitable surface: 170,00 m<sup>2</sup>

Fronts: 4

Construction year: 2002

Renovation: 2022 State: Good state Number of floors: 1

Orientation facade: South

#### **COMFORT**

Furnished: No

Handicap friendly: No

Alarm: Yes Pool: Yes

## **LOCATION**

School nearby: Yes Shops nearby: Yes

Public transport nearby: Yes

## **TERRAIN**

Ground area: 1.705,00 m<sup>2</sup> Garden: Yes (1.510,00 m<sup>2</sup>)

## **LAYOUT**

Living room: 53,00 m<sup>2</sup>

Kitchen: 11,00 m<sup>2</sup>, hyper equipped

Bedroom 1: 27,00 m<sup>2</sup> Bedroom 2: 13,00 m<sup>2</sup> Bedroom 3: 13,00 m<sup>2</sup> Bathroom 1: 10,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Bathroom 2:5,00 m<sup>2</sup>

Toilets: 2 Laundry: Yes Cellar: 40,00 m<sup>2</sup>

# **ENERGY**

EPC score: 93

EPC code: 20250917-0003688856-RES-1

EPC class: B

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