

€ 2.190.000 | SINT-GENESIUS-RODE | REF. 5525227



LIVING SURFACE

400 m<sup>2</sup>


LAND SURFACE

2700 m<sup>2</sup>


BEDROOMS

5



BATHROOMS

8



GARAGES

2

## Rhode-Saint-Genèse, villa ± 400sqm and swimming pool

 **1640 Sint-Genesius-Rode**


Rhode-Saint-Genèse, close to the ISF international school Waterloo and the Forêt de Soignes, charming 1950s villa with a living area of approx. 400 sqm on a plot of 27 ares. The villa was renovated in 2016. Layout: on the ground floor, a vast entrance hall with cloakroom, a beautiful reception room with open fire opening onto a large terrace and a beautiful unoverlooked garden with swimming pool, a dining room, a super-equipped open kitchen, a storage room, a vast family room, a games room and a study. Upper floor: night hall leading to the master bedroom with dressing room and full bathroom, three other bedrooms each with en suite shower room. An independent studio apartment completes this exceptional property. Two-car garage and parking spaces in front of the villa. PEB : D

## Characteristics

### GENERAL

Type	house	City	Sint-Genesius-Rode
Price	€ 2.190.000	Living surface	400 m <sup>2</sup>
Land surface	2700 m <sup>2</sup>	Terrace surface	150 m <sup>2</sup>
Bedrooms	5	Bathrooms	4
Shower rooms	4	Garages	2
Parkings	3	Floors	1
Available	vanaf akte	Construction year	1950
State	very good state	Garden surface	2300 m <sup>2</sup>
Facades	4	Kitchen (type)	US hyper equipped
Office	✓	Toilets	5
		Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	quiet	Neighborhood	city
Cellar	✓	Double glass	✓
PEB	329 kW/m <sup>2</sup>	PEB category	D
EPC code	20230116-0002782301-RES-1		

### MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	 Flood prone area
Not announced	not located in flood area

### FINANCIAL

