



€ 1.800.000 | SINT-GENESIUS-RODE | REF. 6030157



LIVING SURFACE

 315 m<sup>2</sup>


LAND SURFACE

 2794 m<sup>2</sup>


BEDROOMS

4



BATHROOMS

2



GARAGES

2

## Superb villa with swimming pool on a magnificent, planted plot of ± 28 ares

### 1640 Sint-Genesius-Rode

Beautiful villa of approximately 315 sqm living area (487 sqm built) designed by architect Keuter, exceptionally well located in the old golf district in Rhode-Saint-Genèse, with conciergerie (living room with kitchen, room and bathroom). This house is located on a unique plot of 2794 sqm approx., very private and S-oriented.


Layout: on the ground floor: entrance hall, office, living room with lots of light and opening onto the terrace, super-equipped kitchen with dining area, service entrance with access to the laundry room and the pantry. On the first floor: 2 spacious bedrooms with communal shower room and a 1-bedroom apartment currently used as a conciergerie. On the second floor: master bedroom consisting of a bedroom with access to a terrace of +- 15 sqm, a dressing room, a bathroom and a second bedroom. The annex has a multi-purpose room on the ground floor, a room and bathroom on the first floor. Mountain attic. Beautiful materials and top finish. Garden of approximately 1500 sqm with swimming pool, S-oriented. Garage for 2 cars. 5 parking spaces outside. PEB B.

## Characteristics

### GENERAL

Type	house	City	Sint-Genesius-Rode
Price	€ 1.800.000	Living surface	315 m <sup>2</sup>
Land surface	2794 m <sup>2</sup>	Terrace surface	50 m <sup>2</sup>
Bedrooms	4	Bathrooms	2
Garages	2	Parkings	8
Floors	1	Available	vanaf akte
Construction year	1986	State	very good state
Garden surface	1300 m <sup>2</sup>	Facades	4
Kitchen (type)	hyper equipped	Office	✓
Office area	18.5 m <sup>2</sup>	Toilets	3
Laundry room	✓	Heating (type)	collective
		Heating	gas
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	Double glass	✓
PEB	176 kW/m <sup>2</sup>	PEB category	B
EPC code	20240610-0003276941-RES-1		

### MANDATORY INFO

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

### FINANCIAL

