



LIVING SURFACE

180 m²



BEDROOMS

3



BATHROOMS

2



GARAGES

1



TERRACE SURFACE

52 m²

House at Rhode-Saint-Genese

 **GRAND AIR 36 AVENUE/CP, 1640 Rhode-Saint-Genese**

Presented by Carla Rodriguez: 0494 07 97 54 / carla.rodriguez@victoire.be Victoire Junot offers you exclusively this superb villa of approximately 180 m² living space in perfect condition in Rhode-Saint-Genèse, near the Soignes Forest. It consists of an entrance hall, a 38m² living room with fireplace with patio doors leading to a terrace and south-west facing garden, a nicely equipped separate kitchen, 3 bedrooms, a versatile room, a bathroom with double sinks, a shower room, dressing room, numerous storage spaces. Cellar, garage for 1 car, low-condensation gas boiler, laundry room, double glazing, alarm. Excellent Energy Performance Certificate: C A must visit. Discover at Victoire Junot - www.victoire.be - Tel: 02 375 10 00

Characteristics

GENERAL

Type	House	City	Rhode-Saint-Genese
Price	€ 2.500	Living surface	180 m²
Terrace surface	52 m²	Heating	Gas
Bedrooms	3	Bathrooms	1
Shower rooms	1	Garages	1
Floors	1	Available	Free
Construction year	1960	Renovation year	2026
State	Excellent condition	Facades	4
Bedroom	18 m²	Office	17 m²
Lavatory	3	Terrace	52 m²
Living room/dining area	38 m²	Garden	400 m²
Land	1000 m²	Indoor parking	2
Equipped kitchen	10 m²	Intercom	
Double glazing		Fireplace	
Freezer		Oven	
Dishwasher		Hob	
Refrigerator		Airport	
Highway		Bus	
Shops		Primary school	
Secondary school		Train station	
Bus hub		Metro	
PEB	264 kW/m²	PEB category	C
EPC code	20240303-0003158565-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	Non-flood zone

FINANCIAL

Price
€ 2.500

