SELL SERVICE
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€ 2.000.000 | RHODE-SAINT-GENESE | REF. UCYK-13-750

LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES
750 m²	5	4	1

Exceptional opportunity, spacious house to renovateHome

1640 Rhode-Saint-Genese

Ideally located in one of the most exclusive and sought-after residential areas of Rhode-Saint-Genèse, on the immediate border with Uccle, Victoire-Junot is pleased to present this character property, set in an exceptional residential environment combining absolute tranquility, greenery, and close proximity to amenities. Set on a magnificent plot of approximately 35 ares, this classically styled residence impresses with its generous volumes, noble proportions, and excellent positioning. The property offers a rare renovation potential, allowing the creation of a high-end family residence of outstanding quality. From the moment you enter, an impressive reception hall with a spectacular staircase sets the tone and opens onto vast reception rooms of remarkable dimensions, flooded with natural light and offering beautiful views over the garden. The very large kitchen, featuring a breakfast area and a separate pantry, fits perfectly into a layout designed for elegant and functional family living. A study completes this level. The upper floors comprise the night area with five en-suite bedrooms, each offering generous volumes. A caretaker's accommodation with independent access, which can also serve as a sixth bedroom, further enhances the property. The property also includes a double garage, spacious cellars, and a games room, completing this residence with its many possibilities. A rare opportunity, both for its highly privileged location, the quality of its surroundings, and the scale of its volumes, intended for discerning buyers seeking a unique home to reinvent in one of the most coveted areas of southern Brussels. EPC pending.

Characteristics

GENERAL

Type	House	City	Rhode-Saint-Genese
Price	€ 2.000.000	Living surface	750 m²
Heating	Gas	Bedrooms	5
Bathrooms	4	Garages	1
Floors	1	Construction year	1963
State	Requires renovation	Facades	4
Bedroom	25 m²	Bedroom	18 m²
Bedroom	15 m²	Bedroom	14 m²
Bedroom	12 m²	Office	10 m²
Lavatory	5	Land	3500 m²
Bathroom	4	Equipped kitchen	35 m²
Living room/dining area	40 m²	Intercom	
Disabled access		Bus	
Nursery		Primary school	
Secondary school		Day care	
Park		PEB	496 kW/m²
PEB category	E	EPC code	0003806680-RES-1

MANDATORY INFO

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

FINANCIAL

Price
€ 2.000.000

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