SELL SERVICE
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€ 650.000 | WATERMAEL-BOITSFORT | REF. UCLZ-21-168-NEW

LIVING SURFACE	LAND SURFACE	BEDROOMS	BATHROOMS
168 m²	132 m²	4	2

Exclusive - Watermael-Boitsfort – Coin du Balai, charming house with west-facing garden

DE LA VÉNERIE 21 RUE, 1170 Watermael-Boitsfort

Exclusive - Victoire Junot presents to you, a few steps from the highly sought-after Coin du Balai and the Boitsfort market square, a charming house of approximately 186 sqm gross according to the Energy Performance Certificate (EPC), ideally located close to the Soignes Forest, shops, and restaurants. To renovate, it offers great potential and allows future owners to imagine and create their dream home. It benefits from a pleasant west-facing garden as well as an old workshop, currently converted into a small back house, a rare asset in the neighborhood. The ground floor comprises an entrance hall with period tiling, a living room, a dining room, and a kitchen opening onto the garden. On the upper floors are four bedrooms and a bathroom. At the back of the plot, the old workshop (approximately 40 sqm), currently converted into a small back house, includes a living space, a bedroom, and a shower room. It can be used as an office, guest room, or independent space. Gas condensing boiler installed in 2025. Non-compliant electrical system. A house with authentic charm, offering numerous possibilities for layout and the opportunity to create an interior fully to your taste, in a particularly sought-after environment of Watermael-Boitsfort.

Characteristics

GENERAL

Type	House	City	Watermael-Boitsfort
Price	€ 650.000	Living surface	168 m²
Land surface	132 m²	Heating	Gas
Bedrooms	4	Bathrooms	2
Floors	2	State	Requires updating
Facades	2	Bedroom	18 m²
Bedroom	13 m²	Bedroom	12 m²
Bedroom	10 m²	Living-room	30 m²
Bathroom	2	Lavatory	2
Cellar	40 m²	Equipped kitchen	13 m²
Lobby	2.17 m²	Hallway	10 m²
Garden	41 m²	Outbuilding	40 m²
Internet		Home automation	
Double glazing		Fireplace	
Airport		Highway	
Bus		Town centre	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Bus hub	
Golf		Hospital/clinic	
Doctor		Park	
Public parking		Public pool	
On main road		Sport center	
Supermarket		Taxi	
Tennis		Tram	
University		Possibility of connecting : Water / Gas / Electricity	
PEB	586 kW/m²	PEB category	G
EPC code	20260701-0000758670-01-8		

MANDATORY INFO

Building permit
License issued

Summons and recovery claim
No judicial remedial measure or administrative measure imposed

Urban destination
Zone d'habitat (résidentiel, urbain ou rural)

Pre-emption right
There is no pre-emption right for spatial planning

Subdivision permit
No sales permit

Flood prone area
Recognized flood zone in a delimited flood zone

FINANCIAL

Price
€ 650.000

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