

For the house (Lot 1)

RARE OPPORTUNITY!

Light, space and a natural setting are the real luxuries of this century; this splendid property meets all these expectations.

Over the years, this +/- 450m² single-family house with 4 facades has been renovated in a contemporary style while preserving the soul of the building.

Just a stone's throw from Europe's capital, but sheltered from its hustle and bustle, this magnificent residence is set back from the street in a large, beautifully wooded garden, with impressive living spaces that are particularly well laid out and bathed in light.

A south-facing swimming pool (heat pump) with new electric shutter and a vast, fully-equipped pool house (kitchenette, toilet and 3 cabins) complete this idyllic picture.

There are two other major attractions: the recent town planning regulation and the application to extend the planning permission for the construction of a tastefully designed and useful annex (entrance porch, 5 garages, caretaker's lodge)!

The building, surrounded by wide natural stone terraces, is currently composed as follows:

- Basement: cellars
- Ground floor: entrance hall, two cloakrooms, w-c, storage room, large living room with open fireplace, dining room, small living room, fitted kitchen, small dining room,
- 1st floor: 4 large bedrooms, two bathrooms, two shower rooms, two dressing rooms and two WCs,
- 2nd floor: small suite comprising a bedroom and a separate study area. Attic space.

This property, with a surface area of approx. 48 ares, can also be joined by a large parcel of land, in a residential area, with a surface area of approx. 20 ares, to be purchased en masse (see lot 3).

For the plot (Lot 2):

Close to the European capital, in a quiet, residential area, a beautiful plot of land in a residential area fronting on to Rue des Templiers, subject to division, with a future capacity, according to the measurement plan, of twenty ares (20 a).

Great potential to discover on site!

This plot can also be part of a bulk sale (see lot 3).