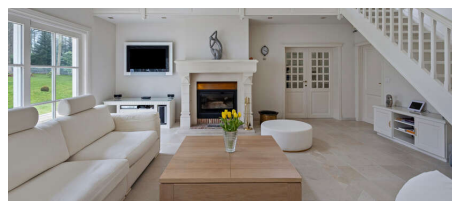


## For sale - Exceptional house

**€ 2.400.000****7850**  
Fashion**Ref. 6495761**

Number of bedrooms: 6  
Number of bathrooms: 6  
Garages: 3

Surf. Living: 895m<sup>2</sup>  
Surf. Plot: 12202m<sup>2</sup>  
Neighbourhood: woods

PEB/EPB: 249kwh/m<sup>2</sup>/j

## Description

Exclusive Villa of 895 m<sup>2</sup> with Elevator, Pool & Building Land – Bois de Strihoux Located in the prestigious Bois de Strihoux, this 895 m<sup>2</sup> villa sits on a 1.2 ha plot, including a building parcel with independent access. Built in 1983 and fully renovated in 2006, it was extended with a new wing featuring an elevator connecting the basement and first floor. With its two separate entrances, it is ideal for large families, multigenerational living, or a professional activity. The home boasts high-end finishes, including natural stone, solid parquet flooring, and a heat pump. The ground floor features a bright entrance hall leading to a living room with a wood cassette fireplace, a dining room, and a separate kitchen with an adjoining laundry room. A second kitchen opens onto a spacious living area with high ceilings, also equipped with a cassette fireplace. Two master suites with dressing rooms and private bathrooms, along with a third bedroom with its own bathroom, complete this level. Upstairs, the new wing offers a bright night hall, a bedroom with an en-suite shower room, an office with a terrace, and an attic. The renovated wing houses a spacious loft apartment with an open kitchen, dining and living area, terrace, large bedroom with a bathtub, two showers, and a separate toilet. The villa also features a heated indoor pool with a dehumidifier, a shower area with a toilet, and a wine cellar with a tasting room. Outside, long private driveways lead to extensive parking, two integrated garages, and a detached garage for multiple vehicles. The rear building land is directly accessible via a separate street. Offering luxury, space, and versatility, this exceptional property is a rare opportunity in a prestigious setting.

---

## Financial

Price: € 2.400.000,00

VAT applied: No

Land registry income: € 4.500,00

## Building

Habitable surface: 895,00 m<sup>2</sup>

Fronts: 4

Construction year: 2006

Renovation: 2006

## Comfort

Furnished: No

Alarm: Yes

Videophone: Yes

Elevator: Yes

Pool: Yes

## Energy

EPC score: 249 kWh/m<sup>2</sup>/year

EPC class: C

Double glazing: Yes

Windows: Wood

Heating type: Underfloor heating partially

## Location

Environment: Woods, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## Terrain

Ground area: 12.202,00 m<sup>2</sup>

Garden: Yes

## Layout

Kitchen: Yes, hyper equipped

Bureau: Yes

Veranda: Yes

Bathroom type: All comfort

Laundry: Yes

Cellar: Yes

Attic: Yes

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

## **Parking**

Garage: 3

Parkings inside: 4