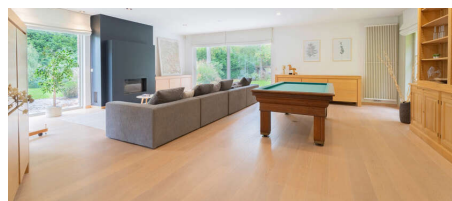
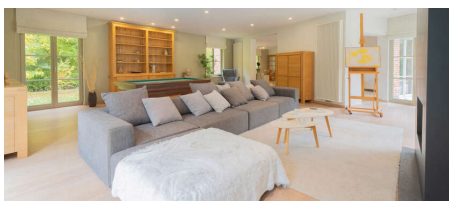


## For sale - House

**€ 835.000****Rode Beukendreef 10, 1430 Rebecq****Ref. 7116978**

Number of bedrooms: 4  
Number of bathrooms: 1  
Garages: 2

Surf. Living: 328m<sup>2</sup>  
Surf. Plot: 2932m<sup>2</sup>  
Neighbourhood: Free sight

PEB/EPB: 223kwh/m<sup>2</sup>/j

# Description

Country villa with modern extension and swimming pool in Bois Strihoux\* Located in the prestigious Bois Strihoux, this country-style villa (1997) features a modern 82 m² extension (2005) with large glass walls overlooking the garden. The property sits on a corner plot of nearly 3,000 m², ensuring privacy and natural light. The ground floor offers a double garage (60 m²), a spacious entrance hall with guest toilet, an open-plan kitchen and dining area, and a living annex (82 m²) with modern fireplace and panoramic garden views. A partly covered east-south terrace overlooks the swimming pool\*. The home also includes a health-made infrared sauna for six people. Upstairs are four bedrooms (20 m², 12 m² and two ≈ 15 m²) and a renovated bathroom with walk-in shower and double sink. A loft provides extra storage. Outside: spacious garden house opposite the pool, carport with charging station, and ample parking. Fully fenced with automatic gate, this residence offers peace, light and space, plus potential for professional use. An exceptional villa for sale in Bois Strihoux, offering complete privacy and no overlooking neighbors. \*Heat pump to be replaced.

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## Financial

Price: € 835.000,00  
Land registry income: € 1.700,00  
Servitude: No

## Building

Habitable surface: 328,00 m²  
Fronts: 4  
Construction year: 1996  
Renovation: 2005  
Orientation rear: South-east  
Orientation facade: North-west

## Comfort

Furnished: No  
Alarm: Yes  
Videophone: Yes  
Elevator: No

## Energy

EPC score: 223 kWh/m²/year  
EPC code: 20250109020882  
EPC class: C  
Double glazing: Yes  
Heating type: Oil (centr. heat.)  
Oil tank: 3.000 L

## Location

Environment: Free sight, woods  
School nearby: 3.500m  
Shops nearby: 2.500m  
Public transport nearby: 2.800m  
Highway nearby: Yes

## Terrain

Ground area: 2.932,00 m²  
Garden: Yes

## Layout

Living room: 55,00 m²  
Dining room: 40,00 m²  
Kitchen: 11,00 m²  
Bedroom 1: 20,00 m²  
Bedroom 2: 14,00 m²  
Bedroom 3: 12,40 m²  
Bedroom 4: 11,00 m²  
Bathroom type: Shower  
Toilets: 2  
Laundry: Yes  
Attic: Yes

## Technics

Electricity: Yes

## Planning

Destination: Rural residential area  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: Not disclosed

Intimation: No

Flooding area: Not located in flood area

Summons: No

## **Parking**

Garage: 2

Parkings outside: 5

Parkings inside: 2