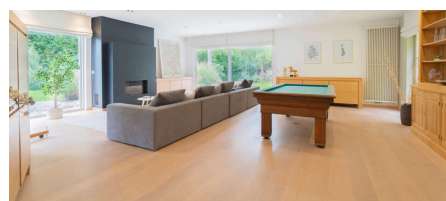
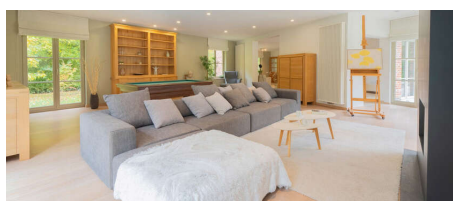


For sale - House

1430 Rebecq

€ 835.000**Ref. 7116978**

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

Surf. Living: 328m²
Surf. Plot: 2932m²
Neighbourhood: Free sight

PEB/EPB: 223kwh/m²/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.

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