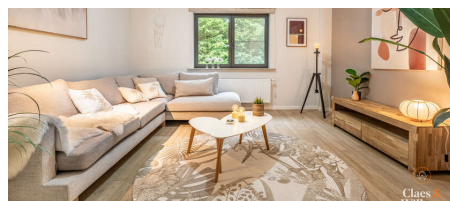
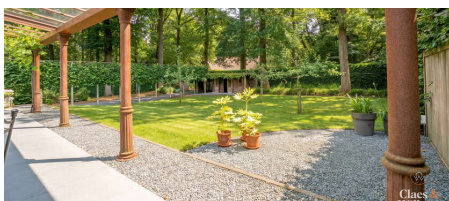
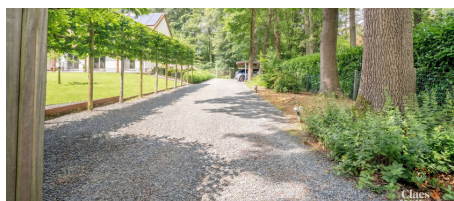


For sale - House

€ 699.000**Drève de la Chapelle 8A, 1430 Rebecq****Ref. 7742588**

Number of bedrooms: 3
Number of bathrooms: 3

Surf. Plot: 1236m²
Neighbourhood: woods

PEB/EPB: 122kwh/m²/j

Description

Located in the highly sought-after Bois du Strihoux in Rebecq, this well-maintained villa stands on a plot of 12 ares 36 centiares. The location is exceptional: Bois du Strihoux forms part of the historic Bos Ter Rijst – Bois du Strihoux woodland complex, which once covered approximately 360 hectares. Today, this green residential setting is one of the most appreciated areas in Walloon Brabant, with broad avenues, spacious plots, privacy and a peaceful atmosphere. Here, you live surrounded by greenery, while Halle, Tubize, Enghien and Brussels remain easily accessible. The automatic gate gives access to the enclosed plot. The garden with mature trees offers several seating areas. The heated dual-zone swimspa with counter-current swimming system and the spacious jacuzzi together create an exclusive private wellness area. Thanks to the well-designed heating system, running costs remain limited: the swimming section uses the energy from the solar panels, while the jacuzzi section is heated via a heat exchanger connected to the central heating system. On the ground floor, you will find the living room with fireplace, the dining area and the open kitchen. Thanks to the sliding door, the separate lounge can be closed off and used as an office, reading room or additional sitting area. The first floor comprises three spacious bedrooms. Two bedrooms are connected by an intermediate bathroom. There is also a separate shower room with toilet. The basement level also offers many possibilities. It includes a spacious home cinema or TV room with a large window and natural daylight. The room is prepared for 5.1 surround sound. This level also includes an additional shower room and a multifunctional space ideal as a hobby room, fitness area, playroom or professional practice space. With a gross floor area of 276 m², this villa combines space, comfort and energy efficiency. The 27 solar panels with a total capacity of 11.1 kWp, the 10,000-litre rainwater tank, the wired data network with wifi access points, the preparation for a 22 kW charging station, the renewed sanitary pipes, the largely renewed electrical installation and the energy-efficient radiators make this home ready for the future. The location in Bois du Strihoux, the heated swimspa, the jacuzzi, the spacious living areas, the technical equipment and the green plot make this villa for sale in Rebecq a rare opportunity for those seeking peace, privacy, nature, wellness and modern comfort.

Financial

Price: € 699.000,00
Land registry income: € 1.103,00
Servitude: Yes

Building

Fronts: 3
Construction year: 1977
Renovation: 2016

Comfort

Security

Access control: Yes
Access control type: Fence

Energy

EPC score: 122 kWh/m²/year
EPC code: 20260104000175
Double glazing: Yes
Heating type: Oil (centr. heat.)
Water tank: Yes

Location

Environment: Woods, quiet

Terrain

Ground area: 1.236,00 m²
Garden: Yes

Layout

Kitchen: Yes
Bureau: Yes
Bathroom type: Shower and bath tub
Shower rooms: 3
Toilets: 3
Laundry: Yes
Cellar: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Yes
Right of pre-emption: Not disclosed
Intimation: Not disclosed
Ground certificate: Yes

