

**For sale -
Villa**

€ 1.295.000

1700 Dilbeek

Ref. 7675807



Number of bedrooms: 5
Number of bathrooms: 2
Garages: 2

Surf. Plot: 1954m²
Neighbourhood: Free sight

PEB/EPB: 134kwh/m²/j

Description

Where living space and land size still come together. Some homes provide shelter. Others become the setting for a lifetime of memories. This villa was designed around space: space to gather, work from home, welcome guests and watch a family grow. Originally permitted in 2005 and further refined with high-quality finishes through 2020, the property offers an approximately 400 m² gross built area on a plot of nearly 20 ares. The land results from the merger of two separate building plots, creating an exceptional plot width of approximately 23 metres. Properties with such dimensions have become increasingly rare, especially close to Brussels. With a façade width of around 17 metres, the villa enjoys a striking presence. Authentic reclaimed bricks and Belgian bluestone were selected to create a timeless architectural style and lasting quality. Inside, the villa offers generous living areas, multiple bedrooms and bathrooms, and a separate wing ideal for a home office, professional practice, guest accommodation, hobby space or multigenerational living. The fully landscaped east-south-facing garden extends the living experience outdoors. Mature planting, several terraces, an outdoor kitchen and a separate outbuilding provide privacy and exceptional outdoor living. The property is equipped with a heat pump, solar panels and air conditioning, while achieving an excellent EPC rating B. What truly sets this villa apart is the combination of an approximately 400 m² gross built area, a nearly 20-are plot, exceptional plot width and a fully landscaped garden in a strategic location in Dilbeek, just minutes from Brussels. A rare opportunity for buyers seeking space, quality and long-term value.

Financial

Price: € 1.295.000,00
Land registry income: € 2.522,00
Servitude: No
Liberal profession possible: Yes

Building

Fronts: 4
Construction year: 2006
Front width: 17,00 m

Comfort

Alarm: Yes
Elevator: No
Air conditioning: Yes

Security

Access control: Yes
Access control type: Fence

Energy

EPC score: 134 kWh/m²/year
EPC code: 202605-0003877727-RES1
EPC class: B
Double glazing: Yes
Heating type: Gas (centr. heat.)
Water tank: Yes

Location

Environment: Free sight, residential area
School nearby: 2.700m
Shops nearby: 1.000m
Public transport nearby: 230m
Highway nearby: 3.800m

Terrain

Ground area: 1.954,00 m²
Width at the street: 23,00 m
Garden: Yes
Orientation terrace 1: South

Layout

Living room: 45,00 m²
Kitchen: 30,00 m²
Bureau: Yes
Bedroom 1: 21,60 m²
Bedroom 2: 23,00 m²
Bedroom 3: 22,50 m²
Bedroom 4: 11,00 m²
Bedroom 5: 10,50 m²
Bathroom type: All comfort
Shower rooms: 2
Toilets: 2
Laundry: Yes
Attic: Yes

Technics

Electricity: Yes

Phone cables: Yes

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: No

Intimation: No

G-score: A

P-score: A

Summons: No

Ground certificate: Yes

Management measures recorded in the register of measures: No

Parking

Garage: 2

Parkings outside: 3