

**For sale -  
Villa****€ 995.000****Mezenlaan 1, 7850  
Enghien****Ref. 7125658** 

Number of bedrooms: 9  
Number of bathrooms: 3

Surf. Living: 398m<sup>2</sup>  
Surf. Plot: 5900m<sup>2</sup>  
Neighbourhood: woods

PEB/EPB: 135kwh/m<sup>2</sup>/j

## Description

More info on [www.claeswillems.be](http://www.claeswillems.be) This villa, renovated in 2024, is located in a green setting on a fully fenced plot of approximately 60 ares, partially wooded and equipped with an automatic entrance gate. Situated at the end of a cul-de-sac, it offers peace, privacy, and abundant greenery. With a living area of around 398 m<sup>2</sup>, the house is ideal for multi-generational living (kangaroo housing) or a liberal profession. Thanks to a separate entrance, private sanitary facilities and the option to install a kitchen, the ground floor annex can function as an independent living unit. Main building – Ground floor Spacious entrance hall with open ceiling and interior patio Bright living room with wood-burning stove and pellet/wood combo stove, app-controlled, with warming plate Garden views on three sides Luxurious open kitchen with Falcon cooker (2 ovens, induction hob, grill, warming plate), double fridge, combi steam oven Large utility room Double garage Spacious sunny terrace Main building – First floor 7 large bedrooms 1 new bathroom, 1 new shower room 1 separate toilet + 1 toilet in the shower room Large attic with conversion potential Annex – Ground floor Separate entrance 2 bedrooms Bathroom to renovate + separate toilet Room suitable for kitchen installation Extras Roller shutters throughout Long private driveway with ample parking Ideal for large families, co-housing or home-based practice Some finishing work still required: skirting boards (already available), some painting Garden and annex space to be redeveloped Easy access to main roads towards Brussels, Halle, and Soignies Near Enghien train station with excellent connection to Brussels A rare combination of space, tranquillity, greenery, and strategic location.

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## Financial

Price: € 995.000,00

VAT applied: No

Land registry income: € 3.413,00

Liberal profession possible: Yes

## Location

Environment: Woods, residential area

School nearby: Yes

Shops nearby: Yes

Highway nearby: Yes

## Building

Habitable surface: 398,00 m<sup>2</sup>

Fronts: 4

Construction year: 1990

Renovation: 2024

## Terrain

Ground area: 5.900,00 m<sup>2</sup>

Garden: Yes

## Comfort

Videophone: Yes

Elevator: No

Pool: No

## Layout

Living room: 55,50 m<sup>2</sup>

Kitchen: Yes

Bureau: Yes

Bedroom 1: 26,00 m<sup>2</sup>

Bedroom 2: 12,00 m<sup>2</sup>

Bedroom 3: 16,00 m<sup>2</sup>

Bedroom 4: 12,50 m<sup>2</sup>

Bedroom 5: 25,50 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 4

Laundry: Yes

Attic: Yes

## Energy

EPC score: 135 kWh/m<sup>2</sup>/year

EPC class: B

Double glazing: Yes

Heating type: Oil (centr. heat.)

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Intimation: No

## **Parking**

Garage: Yes  
Parkings outside: 6  
Parkings inside: 2