



Plot area 1996 m² | Area 270 m² | 2 Bathroom(s) | 5 Bedroom(s) |

Description

This stunning contemporary villa is set in the exclusive Golf du Bercuit estate on a 19a96ca plot. Built with premium materials and smart engineering, this house features a 270 m² living area, including: spacious entrance hall, bright living room opening to a professionally designed garden with an ornamental pond, cozy dining area, modern kitchen with a utility room, flexible study/bedroom for guest or work, 5 spacious bedrooms and 2 bathrooms upstairs. Additional highlights: 50 m² attic storage, air conditioning, built-in wardrobes, fireplace, EPC: C+ (183 kWh/m²/year), heated outdoors swimming pool, garage with EV charging and additional storage facilities, solar panels powering the home and two electric vehicles. Ideally located in Walloon Brabant's most sought-after area, this villa offers prestige, comfort, and modern living.

General

Habitable surface	270 m ²
Surface area of land	1996 m ²
Garage(s)	2
EPC	183 kWh/m ² /jaar
EPC category	C
Year of construction	1994
Renovation year	2016
State	Perfect state

Urban planning information

Building permit	Not applicable
Summons and recovery claim	Not applicable
Urban development destination	Requested
Pre-emption right	Requested
Subdivision permit	Not applicable
Flood-prone area	Niet gelegen in een overstromingsgevoelig gebied
G-score:	In application
P-score:	In application

Comfort

Bedroom(s)	5
Bathroom(s)	2
Heating	Central gas
Glazing	Double
Electricity certificate	Yes, conform

Financial

Price	€ 930.000
Cadastral Income	€ 4.526



