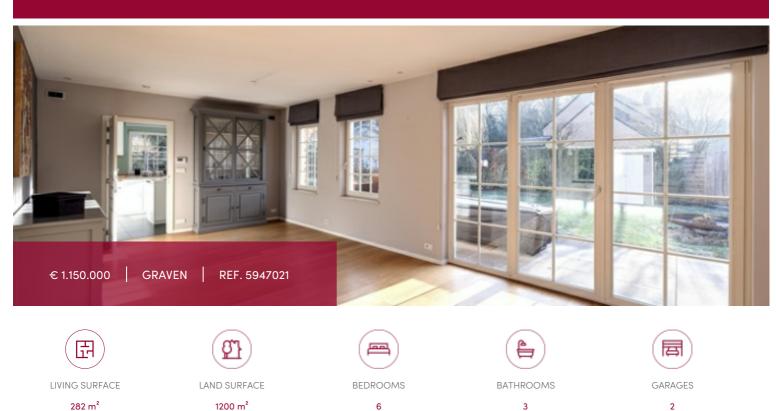


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Grez Doiceau, magnificent villa with swimming pool



In Grez Doiceau, just a stone's throw from the Golf du Bercuit, is a magnificent villa of approximately 282 square meters with a garden of about 673 square meters, ideally oriented to the East. Located just behind the charming Saint Pierre church in a green setting, it is composed as follows: on the ground floor, an entrance hall with closets, a living and dining room with a new cassette fireplace, a fully equipped kitchen from 2022 with a central island, a laundry room, and a garage for two cars. On the upper floors, there are 5 bedrooms of approximately 17, 15, 13, 12, and 12 square meters, two bathrooms, and a separate studio with a large bedroom of about 19 square meters, a hall, and a bathroom of 5.1 square meters. Also included: a superb heated swimming pool with a heat pump and a 25-year warranty on the Canadian wood pool house, a fish pond, a sun tent, a shelter for bicycles and trash cans, an electric car charging point, a gas boiler, compliant electricity, recent construction, and renovations from 2023. Energy Performance Certificate (PEB) rating: B



Characteristics

GENERAL

Туре	house € 1.150.000		
Price			
Land surface	1200 m ²		
Bathrooms	3		
Parkings (indoor)	2		
Floors	2		
Construction year	2006		
Garden surface	673 m ²		
Kitchen (type)	hyper equipped		
Office area	19 m²		
Laundry room	~		
Neighborhood	woods		
Double glass	~		

City	Graven			
Living surface	282 m ²			
Bedrooms	6			
Garages	2			
Parkings	4			
Available	vanaf akte			
State	very good state			
Facades	4			
Office	~			
Toilets	4			
Heating (type)	underfloor heating partially			
Heating	gas (centr. heat.)			
Neighborhood	quiet			
PEB	136 kW/m²			
PEB category	В			

MANDATORY INFO

Building permit	Summons and recovery claim
License issued	No judicial remedial measure or administrative measure imposed
Urban destination	Pre-emption right
living zone	Not announced
Subdivision permit No sales permit	Flood prone area not located in flood area

FINANCIAL

Property tax		
1938 €		



SELL SERVICE

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