

Maison Hoeilaart 858 m<sup>2</sup>

---



PRIX DE VENTE : 1 950 000 €

---

EMAIL : [BRUSSELS.SOUTH@COLDWELLBANKER.BE](mailto:BRUSSELS.SOUTH@COLDWELLBANKER.BE)

## DESCRIPTION

Discover this exceptional manor offering a total surface of  $\pm 993$  sqm(EPC surface), distinguished by its historical character, remarkable volumes, and its fully private, south-west-facing park of over 2,47 acres with complete privacy.

This former property of the British Crown and residence of British ambassadors is composed as follows:

Ground floor: Large entrance hall with cloakroom and guest toilet, library( $\pm 30$  sqm), spacious and bright living room with fireplace ( $\pm 66$  sqm) and direct access to the terrace ( $\pm 40$  sqm), fully equipped open kitchen connecting to the dining room ( $\pm 44$  sqm), back kitchen with separate access ( $\pm 15$  sqm), laundry room, three offices, and a semi-equipped service kitchen with independent rear access.

First floor: Large landing serving five spacious bedrooms ( $\pm 26, 22, 21, 16, 14$  sqm) and four bathrooms, a studio (living room + bedroom + bathroom) of  $\pm 31$  sqm, and a terrace of  $\pm 24$  sqm.

Second floor: Night hall leading to six additional rooms (currently arranged as office spaces) and two bathrooms.

Top floor: Large insulated attic offering a versatile space of  $\pm 60$  sqm.

Basement: Several cellars, boiler room, and technical room.

Exterior: Fully fenced and secured estate, beautifully landscaped south-west-facing garden, heated outdoor swimming pool (10x4 m) with heat pump.

Additional features:

Buderus gas boiler (1999), wooden double-glazed windows, compliant electrical installation, alarm system, reinforced door, security gate, water softener, garage for three cars, indoor parking for 10 cars.

Ideally located near the centre of Hoeilaart (shops, restaurants, transport, schools, Ravenstein golf).

Currently partly occupied as co-living and partly as offices with independent access, ensuring immediate rental yield and stable occupancy.

EPC: E

Information provided for indicative purposes only and not contractual.

For further information, please contact Didier at +32 477 30 72 31.

## CARACTÉRISTIQUES

---

Type de bien :	Maison	Surface :	858.0 m <sup>2</sup>	NB de pièces :	30 rooms
NB de chambres :	6 bedrooms				

---

