

**Villa for sale**

Chemin du Catty 1380 Lasne

**€ 1.090.000**

 5  2  288 m<sup>2</sup>  2.245 m<sup>2</sup>  2.416 m<sup>2</sup>  1



# Description

Lasne - Located at the heart of one of the most sought-after areas, beautiful villa with swimming pool and pool house on a nicely landscaped plot of 24a16ca - The villa is organized with half levels and consists, on the ground floor, of an entrance hall with cloakroom, guest toilet, living room of +/- 50m2 with open fire and access to the terrace and garden, separate fully equipped kitchen, a few steps give access to the large garage below with automatic door, boiler room with mazout heating (2003), and storage cellar with washing machine and dryer connections. Upstairs, 4 bedrooms of respectively +/-16, +/-12, +/-11 and +/-10m2 and bathroom with bathtub, double sink and toilet, a few steps give access to the corridor leading to the master suite consisting of the master bedroom of +/-25m2, bathroom with double sink, bathtub, shower, toilet and dressing room. The villa was tastefully renovated at the end of the 90s and has been very well maintained. The swimming pool was installed in 2015 with pool house (kitchen, water, electricity) and technical room (heat pump and filtration techniques). Photovoltaic installation (2016) and electrical compliance - PEB D - To see without delay!

## Details

### General information

Construction year  
**1968**

Renovation  
**1998**

State  
**Very good state**

Type of construction  
**Detached**

Garden  
**2.245 m<sup>2</sup>**

Terraces  
**3**

Garage  
**Yes**

Garages  
**1**

Parkings outside  
**3**

Parking inside  
**Yes**

Parkings inside  
**1**

### Layout

Living room  
**50 m<sup>2</sup>**

Kitchen  
**Yes (hyper equipped)**

Bedroom 1  
**25 m<sup>2</sup>**

Bedroom 2  
**17 m<sup>2</sup>**

Bedroom 3  
**12 m<sup>2</sup>**

Bedroom 4  
**11 m<sup>2</sup>**

Bedroom 5  
**10 m<sup>2</sup>**

Bathroom  
**shower and bath tub**

Shower rooms  
**1**

Toilets  
**3**

Laundry  
**Yes**

### In the proximity

Environment  
**Suburb**

Shops nearby  
**Yes**

School nearby  
**Yes**

### Dimensions

Ground area  
**2.416 m<sup>2</sup>**

Habitable surface  
**288 m<sup>2</sup>**

### Comfort

Handicap friendly  
**No**

Alarm  
**Yes**

Elevator  
**No**

Pool  
**Yes**

### Energy

EPC  
**314 kWh/m<sup>2</sup>**

CO2 emission  
**76kg CO2/m<sup>2</sup>**

Glazing type  
**Thermic isol.**

Windows  
**Wood**

Electricity certificate  
**Yes, conform**

Heating type  
**Oil stove**

Heating  
**Individual**

### Financial

Price  
**€ 1.090.000**

Land registry income  
**€ 4.687**

Indexed land registry income  
**€ 9.803**

Land tax  
**€ 3.247**

Liberal profession possible  
**Yes**

Reference  
**Catty**

Available  
**At the contract**

### Spatial planning

Destination  
**Not disclosed**

Building permission  
**Not disclosed**

Intimation  
**Not disclosed**

Parcelling permission  
**Not disclosed**

Right of pre-emption  
**Not disclosed**