



## Belgium - 30km from Brussel



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,153,683.69

### Location

Country: Belgium  
State/Region/Province: Wallonia  
City: Bornival  
ZIP code: 1404  
Posted: Apr 11, 2025

### Description:

A true haven of peace, nestled in the heart of nature Set on a beautiful 3025 m<sup>2</sup> plot, this authentic farmhouse, offering approximately 310 m<sup>2</sup> of living space (410 m<sup>2</sup> total), will captivate you with its unique character. With its idyllic setting, high-quality materials, generous proportions, and exceptional potential, it offers a true sanctuary where life is calm and pleasant, all while being close to nature. Ground Floor: A spacious entrance hall, warmly welcoming your guests with elegance and comfort A bright 60 m<sup>2</sup> living room, featuring a magnificent fireplace that invites conviviality and relaxation, perfect for family gatherings or cozy moments with friends A 22 m<sup>2</sup> living room, flooded with light, with an insert, creating a warm and soothing atmosphere A fully equipped 20 m<sup>2</sup> kitchen, ideal for preparing delicious meals in a functional and modern space A well-appointed bathroom The independent 65 m<sup>2</sup> apartment on the ground floor offers a spacious living area with an open kitchen, a bedroom, and a private shower room ☑ an excellent option for guests or independent living for loved ones. Upstairs: Two generous bedrooms, 33 m<sup>2</sup> and 17 m<sup>2</sup>, one of which features a large walk-in closet and a separate toilet, ensuring optimal comfort A 30 m<sup>2</sup> versatile space open to the living room, perfect as a playroom, office, or relaxation area, according to your needs Outdoors: A sunny south-facing terrace, where you can enjoy peaceful moments while taking in the views of the beautifully maintained garden A 90 m<sup>2</sup> annex, with two boxes and ample storage space, ideal for personal projects or housing equipment The house also includes a cellar and a garage, providing extra convenience Modern amenities for ultimate comfort: This lovely farmhouse is equipped with heating and cooling heat pumps and photovoltaic panels, combining energy savings and environmental sustainability. The blue stone, the rubble walls, and the exposed timber framework give the property an undeniable charm, blending the appeal of the old with modern comfort.



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A guaranteed love at first sight! Don't wait any longer to discover this true gem, a peaceful retreat where you'll enjoy serenity and comfort.

Built: 1860

## Common

Bedrooms: 4  
Bathrooms: 1  
Finished sq. ft.: 310 sq m  
Lot Size: 3025 sq m  
HOA dues per month: EUR 140

## Room details

Total rooms: 10  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 284

## Building details

Parking: Yes  
Number of Garages: 1  
Number of Floors: 3

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/TXNV-T20266/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T20266/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 12033368450



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