info@victoire.be
+32 (0)2 375 10 10



€ 3.250 | LA HULPE | REF. DP-5-245

LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES
245 m²	4	3	1

House at La Hulpe

EMILE SEMAL 5 RUE, 1310 La Hulpe

Property presented by Debora Peruch: +32 476 71 28 17 – debora.peruch@victoire.be. Victoire Junot is pleased to exclusively present this beautiful fully renovated villa of approximately 245 m², ideally located in the highly sought-after Gaillemarde area of La Hulpe, close to Waterloo, Lake Genval, the centre of La Hulpe and several renowned international schools, including St. John's, Berlaymont and Le Verseau. The Château de La Hulpe is also just a few minutes away. The ground floor opens onto an entrance hall with cloakroom and guest toilet, leading to a **spacious and bright living and dining area with direct access to a pleasant south-facing terrace and a large garden. A fully equipped kitchen with central island and a separate laundry room complete this level. Upstairs, the night hall leads to four bedrooms, two bathrooms, one of which also includes a shower, as well as an additional shower room. An attic, several cellars and a garage with an automatic door complete the property. EPC B – Available from December 1st. An elegant and comfortable family villa offering generous living spaces, a high-quality renovation and a beautiful garden, ideal for a family looking for peace and greenery while remaining within easy reach of all amenities.

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Characteristics

GENERAL

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Type	House	City	La Hulpe
Price	€ 3.250	Living surface	245 m²
Heating	Gas	Bedrooms	4
Bathrooms	2	Shower rooms	1
Garages	1	Floors	1
Available	Occupied	Available	01-12-2026
Renovation year	2024	State	New
Facades	4	Bedroom	17.64 m²
Bedroom	15.4 m²	Bedroom	18.4 m²
Bedroom	16 m²	Kitchen	27 m²
Bathroom	2	Lavatory	3
Living room/dining area	42 m²	Alarm system	
Double glazing		Sliding windows	
Connected thermostat		Intercom	
Security door		Videophone	
Oven		Dishwasher	
Hob		Refrigerator	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Airport		Town centre	
Movies		Nursery	
Secondary school		Day care	
Bus hub		Golf	
Hospital/clinic		Doctor	
Metro		Park	
Public parking		Public pool	
On main road		Supermarket	
Taxi		Tennis	
Tram		University	
Possibility of connecting : Water / Gas / Electricity		PEB	111 kW/m²
		PEB category	B

MANDATORY INFO

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Building permit
Not announced

Summons and recovery claim
Not announced

Urban destination
Not announced

Pre-emption right
Not announced

Subdivision permit
Not announced

Flood prone area
Non-flood zone

FINANCIAL

Price
€ 3.250

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