



## Luxury 6 Bed Villa For Sale in Rixensart Wallonia



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 1,980,000

### Locatie

Aanbevolen Auto Onderdelen:	Belgium
Staat/Regio/Pronvincie:	Wallonia
Plaats:	Rixensart
Adres:	Av. des Cormiers Rixensart
Postcode:	1332
Geplaatst:	10-08-2023
Omschrijving:	Luxury 6 Bed Villa For Sale in Rixensart Wallonia Belgium

Esales Property ID: es5553820

### Property Location

Avenue des Cormiers  
Genval  
Wallonia  
1332  
Belgium

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Belgium is quickly gaining a reputation as one of the most desirable places across the world to live or



visit. For anyone wishing to make a wonderful financial investment at the same time, then this superb property could be just what you've always dreamed of.

A magnificent villa built in 1902, first called the Villa Beatrix, or the Turret, a name given to it because of a pretty little tower overlooking the lake of Genval from the corner of the Avenues des Cormiers and du Théâtre.

The entrepreneur who built the Villa Beatrix for his niece was inspired by one of the castles of King Ludwig II of Bavaria, the Neuschwanstein.

It was acquired in 1989 by a couple who renovated it and renamed it 'La Fée du Lac' because, seen from the other side of the lake, the turret reminded them of a fairy wand. The front facade bears the mark of this with a mosaic of a golden-haired fairy musician, surmounted by the name and date of the villa. As the owner was Greek, the couple chose to paint the woodwork in the blue commonly used in the Greek islands. The villa was sold in 2001 to a couple of architects who tastefully renovated it, redoing the woodwork and giving it a little 'Art Nouveau' character.

This noble residence offers many private spaces on several levels with beautiful finishes: marble floors or solid parquet, hyper-equipped kitchen, beautiful bathrooms and spacious terraces. The style of the period ironwork has been preserved with the theme of Egyptian lotus flowers.

The private garden, which follows the curves of the lake, is decorated with climbing hydrangeas, numerous shrubs, roses and other fragrant flowers. A unique residence, truly the jewel of the lake, which will be appreciated by lovers of beautiful historic residences with a soul, in an idyllic holiday setting. PEB E – Electricity not compliant .

## ABOUT THE AREA

Rixensart is a municipality of Wallonia located in the Belgian province of Walloon Brabant. On January 1, 2018, Rixensart had a total population of 22,401. The total area is 17.54 km<sup>2</sup> which gives a population density of 1,277 inhabitants per km<sup>2</sup>. Wallonia is the French-speaking region of southern Belgium. It's known for its medieval towns, Renaissance-era architecture and traditional Trappist beers. Landmarks of the capital city, Namur, include baroque St.-Aubin Cathedral and the Citadel, a hilltop fort founded in the 10th century. Namur is the gateway to the southeastern Ardennes, an area of forested mountains, rivers and caves such as those at Han-sur-Lesse.

Smaller than Wales, Belgium's southern, mainly French-speaking region may be compact but packs a diverse punch. Wallonia is a jewel of a destination that sparkles with centuries of history, architectural splendour, glorious nature, fascinating culture, wonderful gastronomy and beautiful cities, towns and villages.

This part of Europe has been fought over time and again, and reminders of key battles from the Napoleonic era to the Second World War can be found across the region – including where Napoleon finally met his Waterloo. Belgium also has the highest density of castles in the world and Wallonia alone boasts hundreds, from towering medieval fortresses to graceful chateaux.



## MAiN FEATURES:

- 310m<sup>2</sup> of living space
- 2219m<sup>2</sup> plot
- 6 Bedrooms
- 4 Bathrooms
- Private Parking
- Private Garden
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Belgium
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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### **Algemeen**

Slaapkamers:	6
Badkamers:	4
Afgewerkte vierkante meter:	350 m <sup>2</sup>

### **Building details**

Number of Garages:	4
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### **Lease terms**

Date Available:

### **Additionele informatie**

Virtual tour URL:	<a href="https://www.youtube.com/embed/zcQjgn_X2rs?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autohide=2&amp;wmode=transparent">https://www.youtube.com/embed/zcQjgn_X2rs?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autohide=2&amp;wmode=transparent</a>
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### **Contact information**

IMLIX ID:	IX4.750.034
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