

Le Clos Françoise

Family home & independent guest house in Rixensart, Belgium



Located in a very quiet residential area of Rixensart, 10 minutes' walk from the train station (Brussels / Namur / Louvain-la-Neuve line) and close to the main roads (20 min from Waterloo and Louvain-la-Neuve, 30 min from Brussels, near GSK and SWIFT), Le Clos Françoise is a warm 160 sqm family home surrounded by mature trees, with an optional 55 sqm independent annex. Ideal for a family in transition — home construction, relocation, works, insurance claims — looking for comfortable medium-term accommodation.

The building features two independent living units: a house and an annex. Completely optional, the annex can be rented in addition to the main house to meet your specific needs: multigenerational living for your extended family, a dedicated space to host guests, or secure storage space for your furniture.

The Main House — 160 sqm

3 bedrooms upstairs (1 large master + 2 single)

Bathroom & toilet upstairs

Spacious bright living room opening onto the garden

Fully equipped independent kitchen

Office / playroom on the ground floor

Laundry room + guest WC on the ground floor

Private wooded garden at the back, outdoor shed

1 private parking space

The Annex — 55 sqm (optional)

Completely independent dwelling with separate entrance

Bright living room

1 bedroom + 1 office / nursery

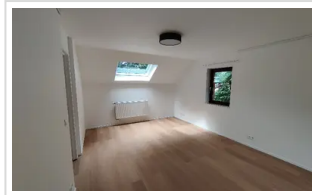
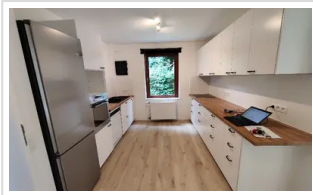
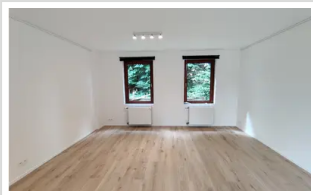
Standalone equipped kitchen

Private bathroom

Entrance hallway & passage areas

1 additional parking space

Ideal for multigenerational living or secure storage



Rents & terms

The Main House (160 sqm) €2,100 / month

The Annex (55 sqm, optional) +€400 / month

Utilities Water, gas & electricity billed separately (advance + settlement)

Lease type: **short-term lease** (Walloon "bail de courte durée"), 6 months minimum. Unfurnished by default — furnished option on request.

Energy Performance (PEB)



Specific energy consumption 340 kWh/m².yr Total energy consumption 211,366 kWh/yr

Certified heated floor area 621 m² CO₂ emissions 62 kg CO₂/m².yr

Certificate number 20231211000396 Issued on 11 December 2023

Valid until 11 December 2033

The PEB certificate covers all the buildings located at Avenue Française 9 & 9a, 1330 Rixensart, which consist of the main house, the annex, and the owners' residence.

ADDRESS

Avenue Française 9a
1330 Rixensart, Belgium
10 min walk from the station (Brussels / Namur / Louvain-la-Neuve line)

By car: 20 min from Waterloo & LLN, 30 min from Brussels. Near GSK & SWIFT.

CONTACT

contact@leclosfrancoise.com
closfrancoise.be
To arrange a visit or discuss the rental terms