

RESSAIX

10 maisons | 3 terrains

3 chambres

PEB A

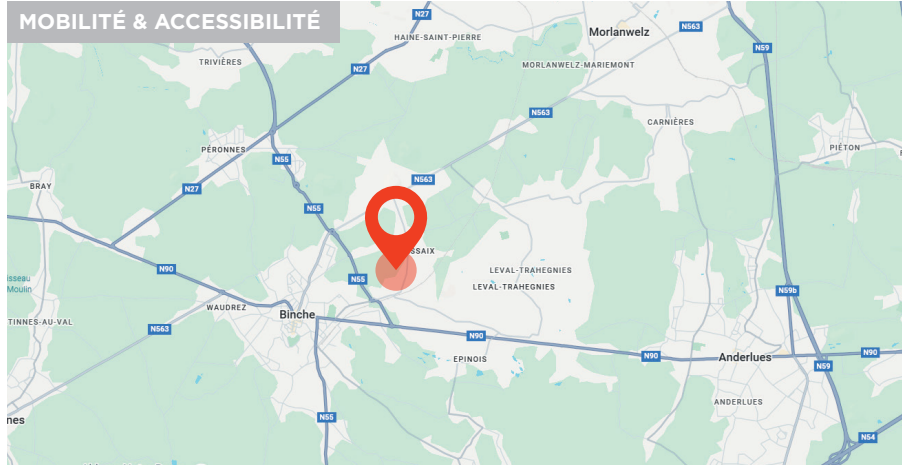


ESPACE DE VIE À
RESSAIX



10 MAISONS ET 3 TERRAINS À VENDRE
À **RESSAIX**

Situé dans un quartier résidentiel calme de Ressaix, entre Binche et La Louvière, le projet comprend **10 maisons neuves** à l'architecture classique ainsi que **3 terrains à bâtir**. Les maisons, adaptées à la vie familiale, offrent **3 chambres**, des **combles aménageables** et des **surfaces habitables** comprises **entre 118 et 146,2 m²**. Les lots 7, 8, 38, 39, 49 et 50 disposent d'un dressing, d'une salle de bain et d'une salle de douche, tandis que les lots 34, 35, 36 et 37 comprennent une salle de bain. Les **terrains des maisons varient de 196 à 448 m²** et sont équipés de terrasses en grenailles avec bordures béton. Les constructions bénéficient d'une conception énergétique performante (PEB A) avec panneaux photovoltaïques, citerne d'eau de pluie et chauffage au gaz de ville. Le projet propose également 3 terrains à bâtir orientés ouest (lots 27, 28 et 29) d'une **superficie de 781 m², 652 m² et 574 m²**, offrant un cadre de vie calme à proximité des commodités.



COMMERCES ET SERVICES

- Commerces à proximité (500m)
- Supermarchés et services courants (2 km)
- Restaurants et cafés (5 min)



TRANSPORT EN COMMUN

- Arrêt de bus (3min)
- Gare de Binche (2,5 km)



ENSEIGNEMENT

- Écoles primaires (1 km)
- Écoles secondaires à Binche et La Louvière (moins de 10 min)



GRANDS AXES

- N563 vers Binche (1 km)
- Accès rapide à la N90 vers Charleroi et Mons



Rue des Papillons
7134 Ressaix

**LES POINTS FORTS
MAISONS**

10 maisons neuves

3 chambres

+ combles aménageables

Dressing pour
les lots 7, 8, 38, 39, 49, 50

Surfaces habitables
de 118 à 146,2 m² selon le lot

Terrains de 196 à 448 m²

Chauffage au gaz de ville

Panneaux photovoltaïques
et citerne d'eau de pluie

PEB A

Terrasses en grenailles
avec bordures béton



**LES POINTS FORTS
TERRAINS**

3 terrains à bâtir

Superficies de 574 à 781 m²

Cadre résidentiel calme

Environnement proche des
commodités et axes routier

Orientation ouest



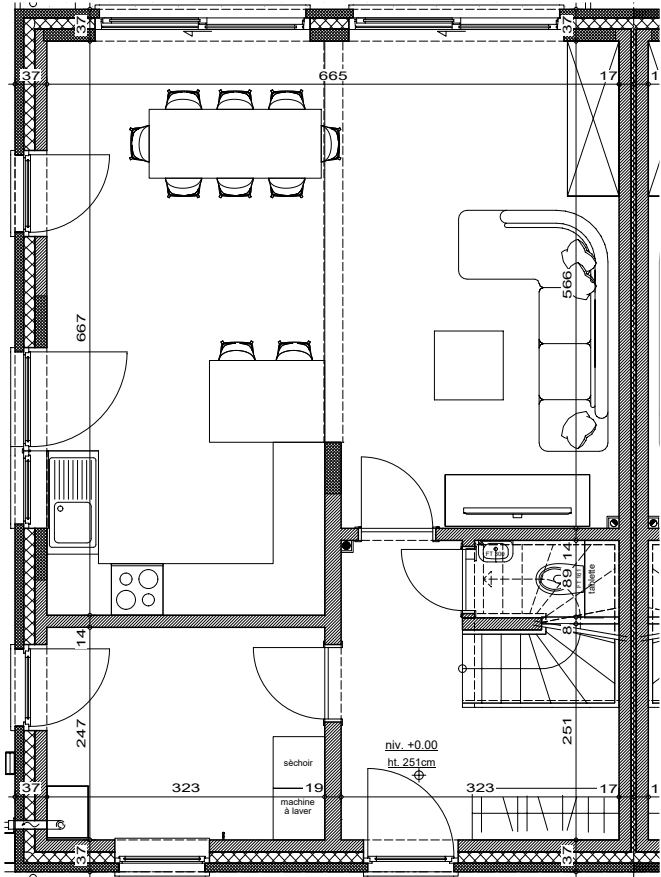
LISTE DES MAISONS

N° lot	Surface terrain (m²)	Surface habitable (m²)	Orientation	Nombre de façades	Nombre de Chambres
7	304	114	E	3	3
8	237	144	E	3	3
34	270	118	O	3	3
35	196	122	O	2	3
36	196	122	O	2	3
37	271	118	O	3	3
38	265	144	N	3	3
39	285	144	N	3	3
49	425	146	O	4	3
50	448	146	O	4	3

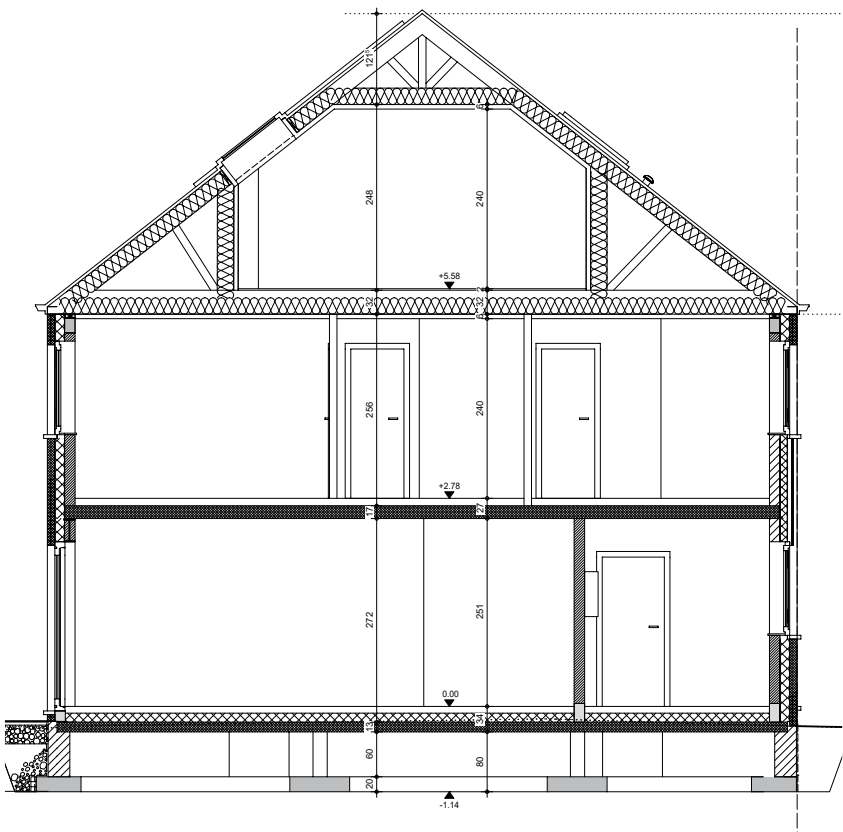
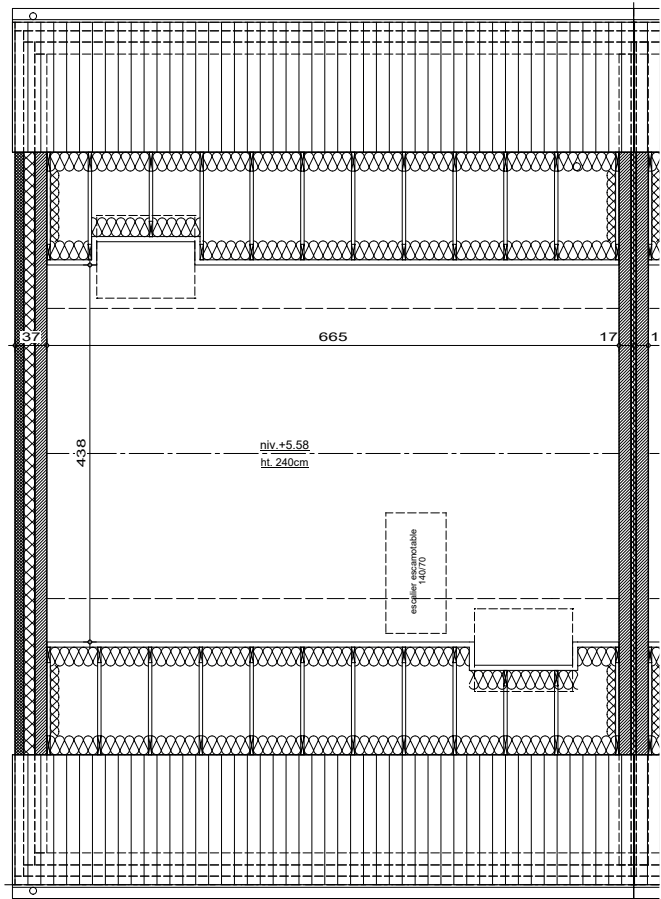
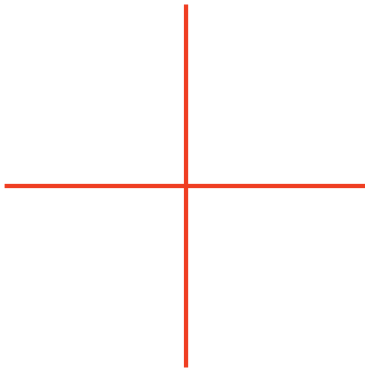
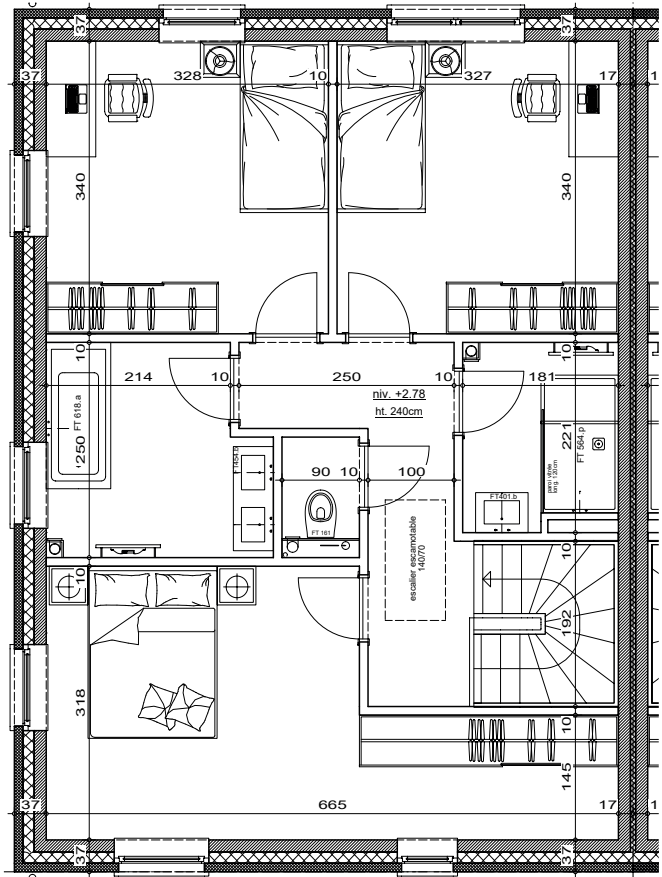
LISTE DES TERRAINS

N° lot	Surface terrain (m²)	Orientation	Nombre de façades
27	781	O	3
28	652	O	3
29	574	O	3

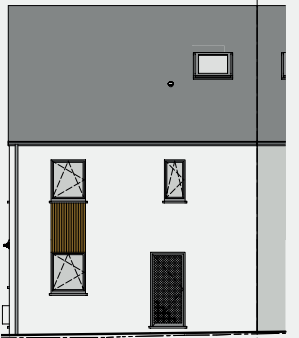
Rez-de-chaussée



Etage



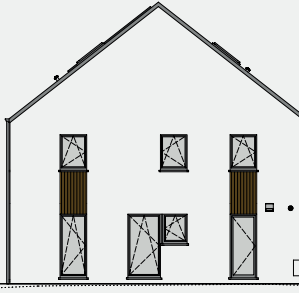
Façade avant



Façade arrière



Pignon gauche



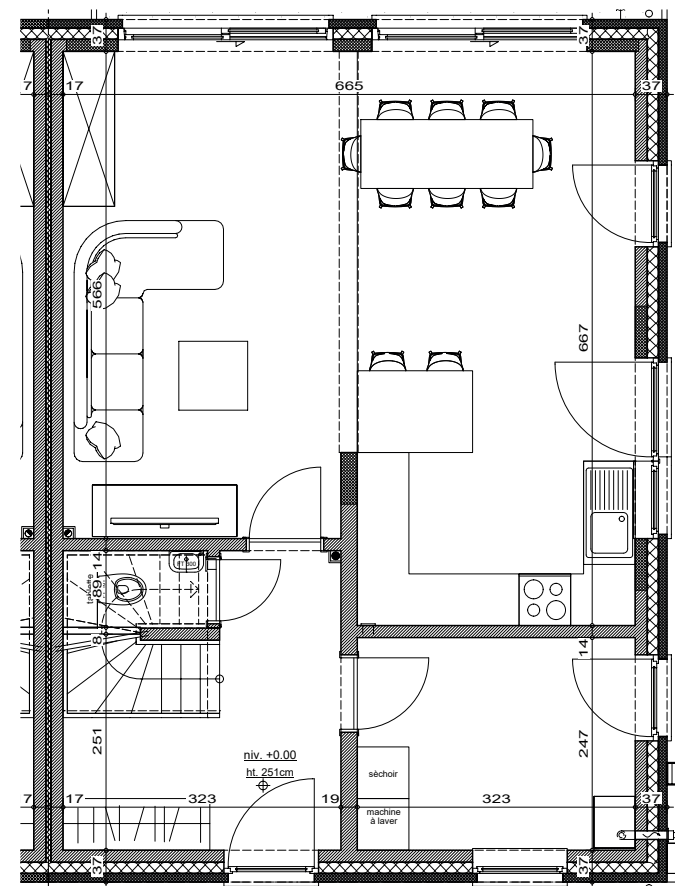
LOT
7

Combles

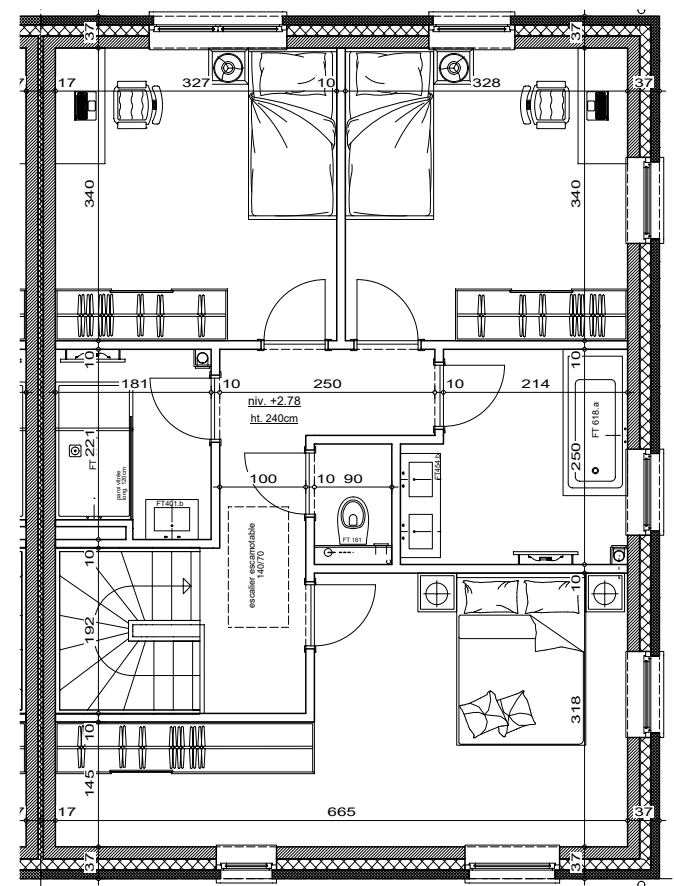
Coupe

SURFACE HABITABLE: 144 m²
SUPERFICIE TERRAIN: 304 m²

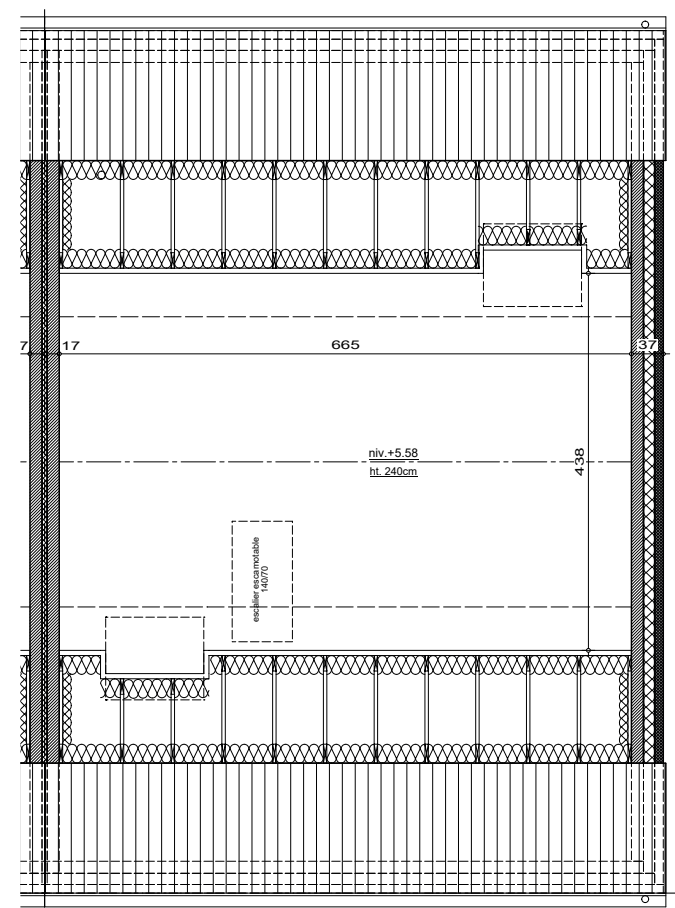
Rez-de-chaussée



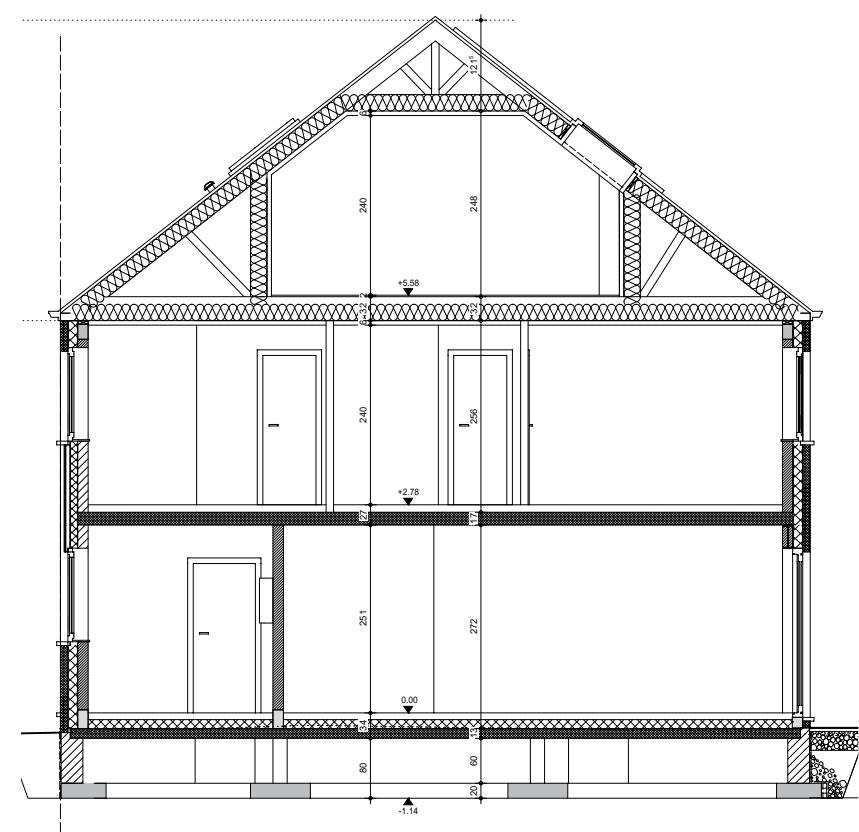
Etage



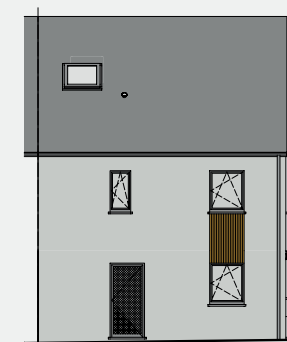
Combles



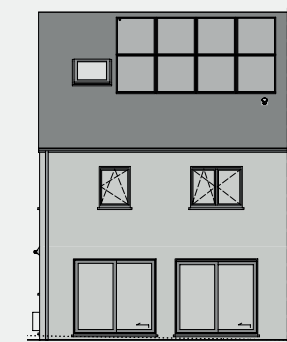
Coupe



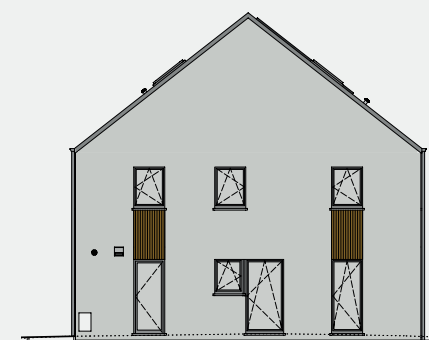
Façade avant



Façade arrière



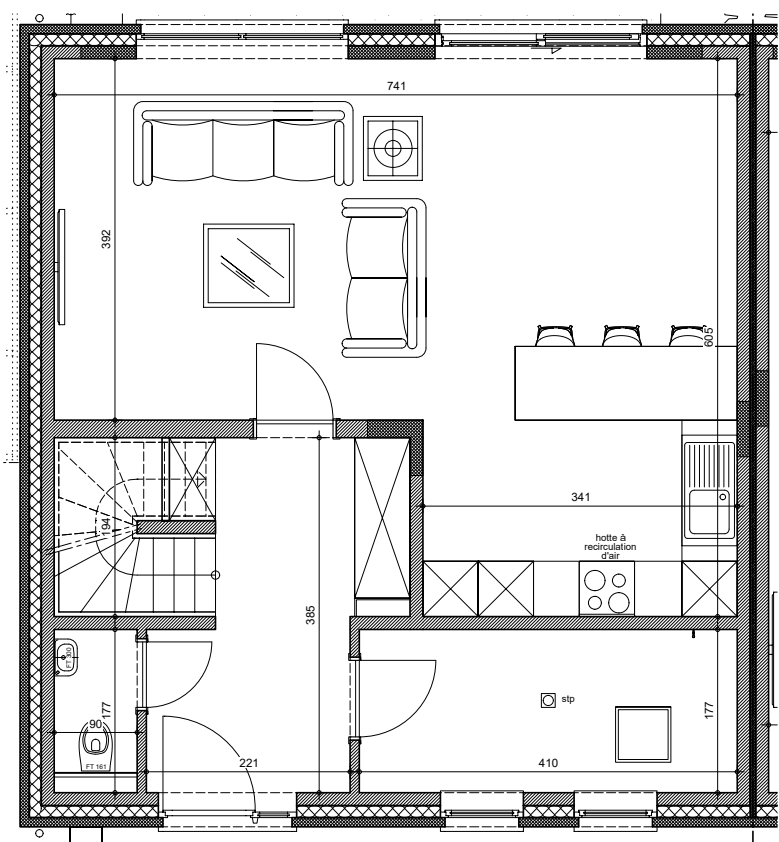
Pignon droit



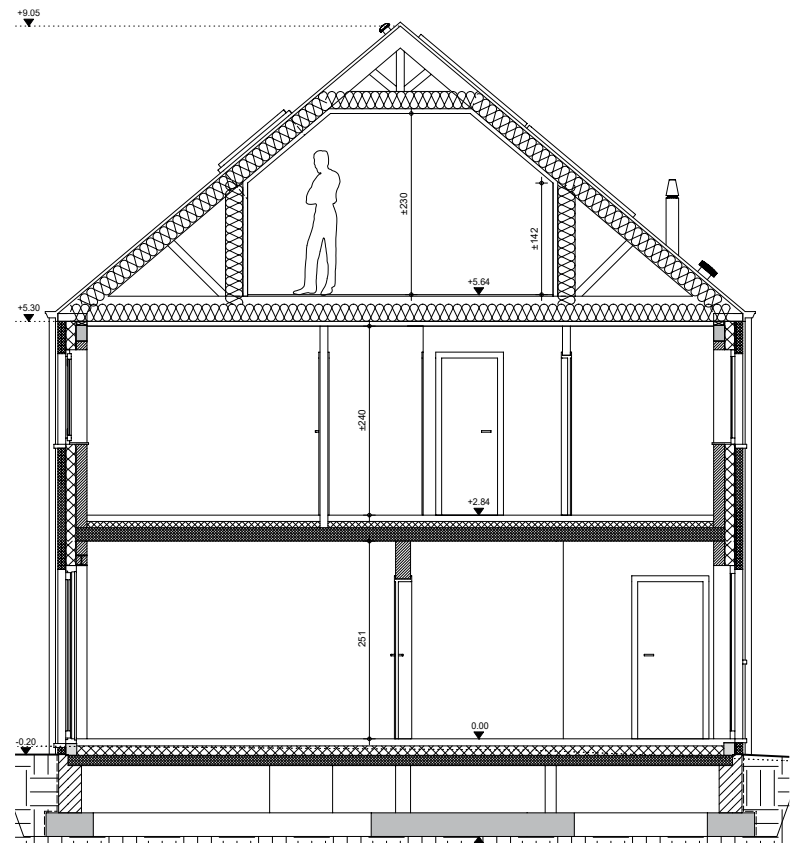
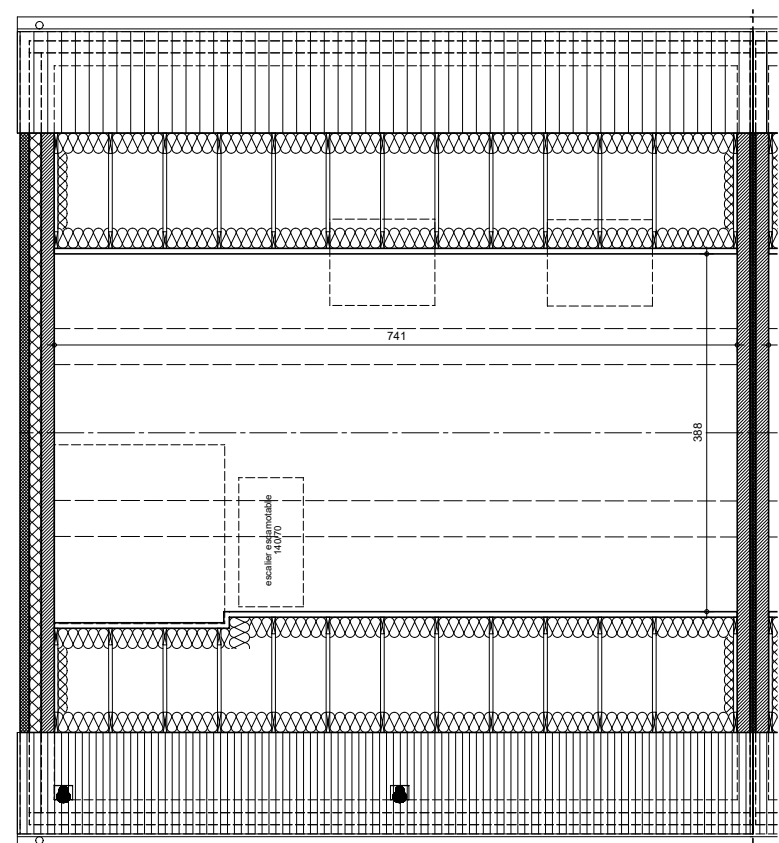
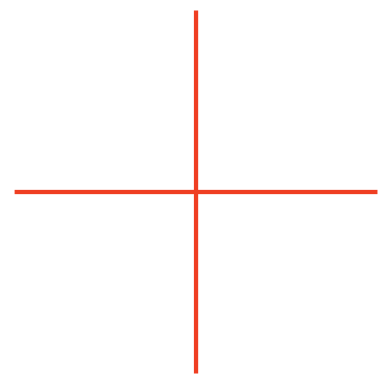
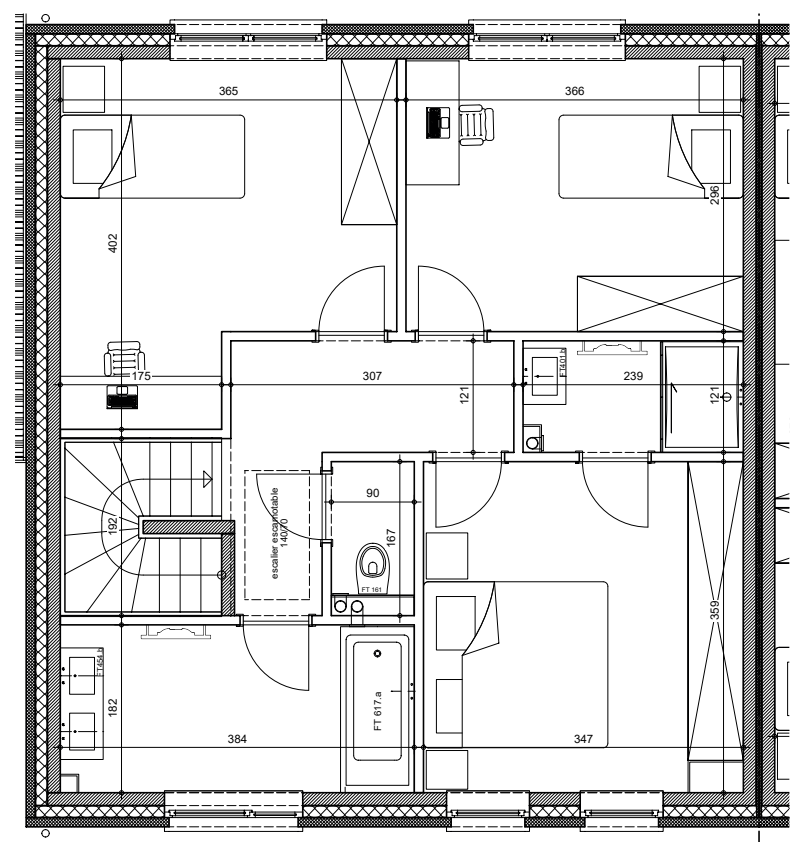
LOT
8

SURFACE HABITABLE: 144 m²
SUPERFICIE TERRAIN: 237 m²

Rez-de-chaussée



Etage



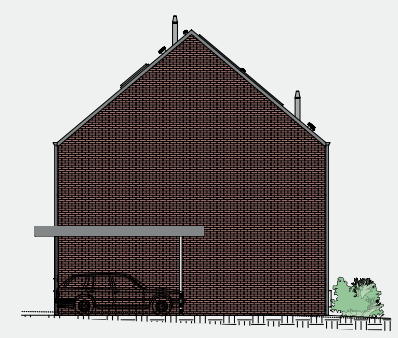
Façade avant



Façade arrière



Pignon gauche



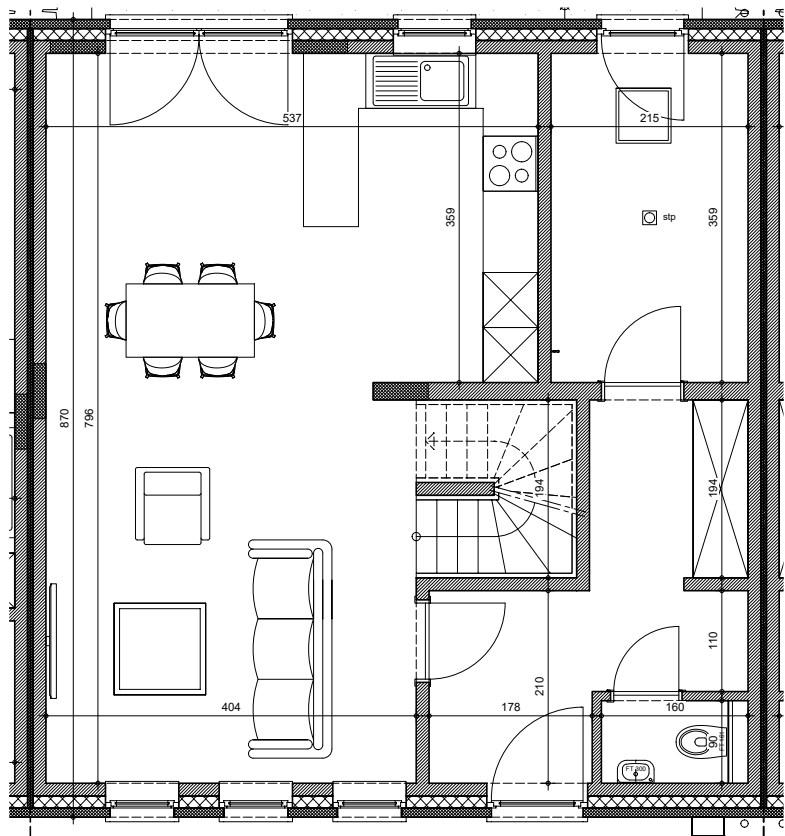
Combles aménageables

Coupe

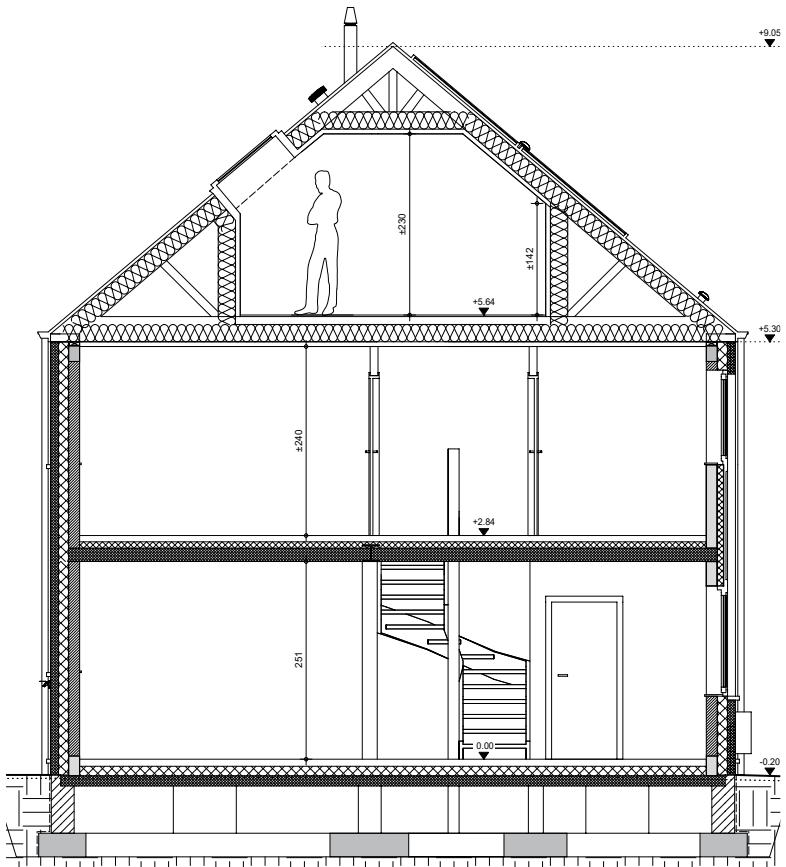
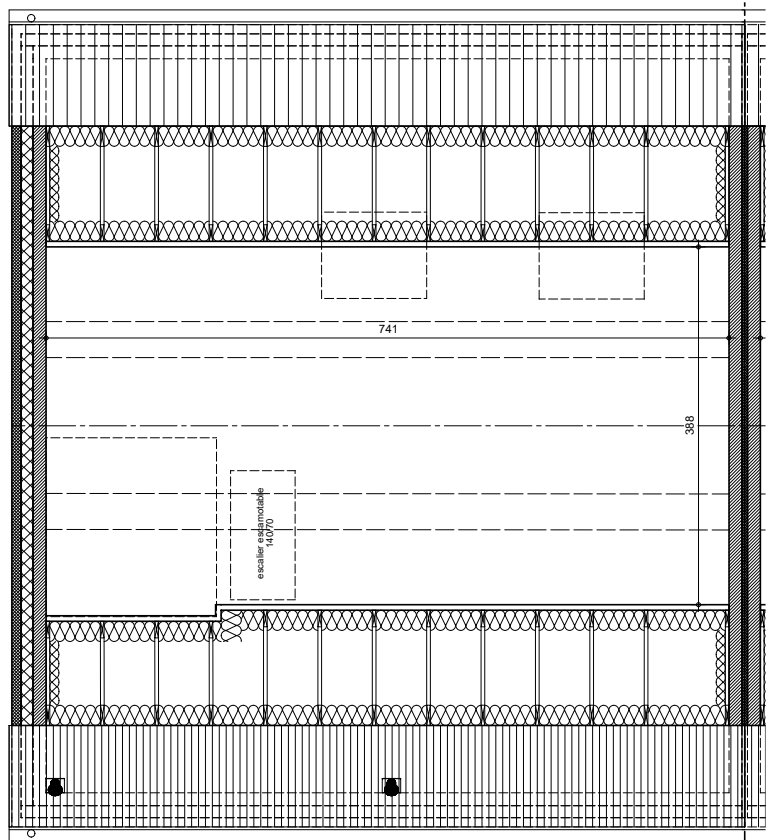
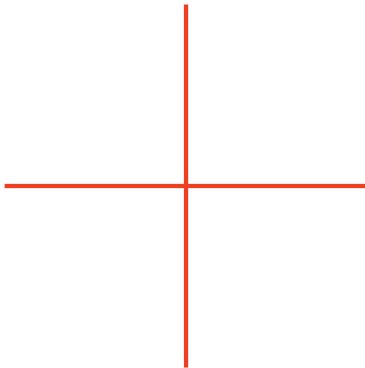
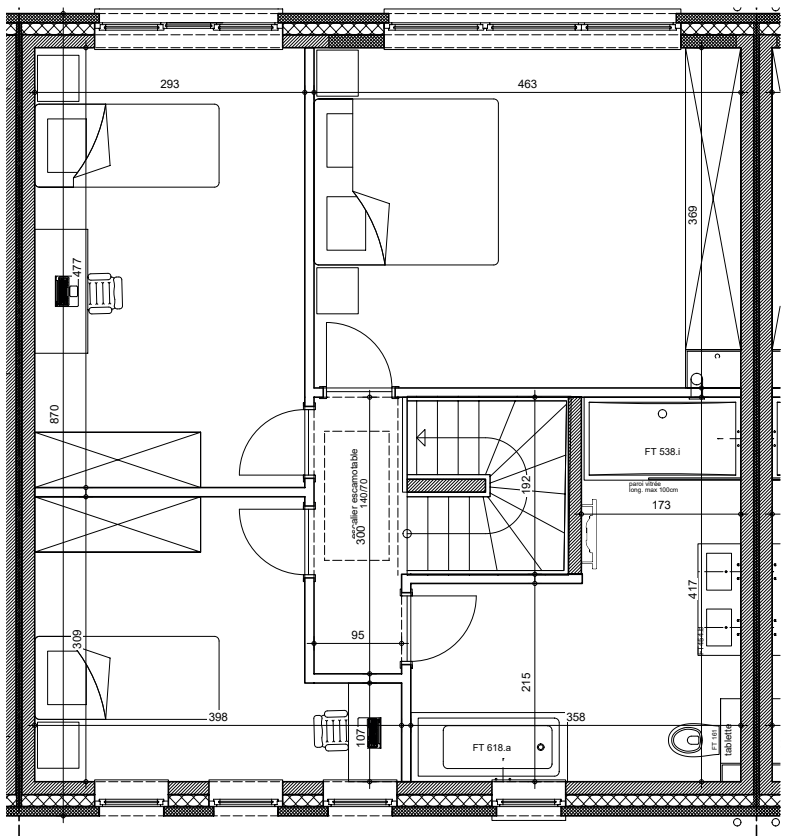
LOT
34

SURFACE HABITABLE: 118 m²
SUPERFICIE TERRAIN: 270 m²

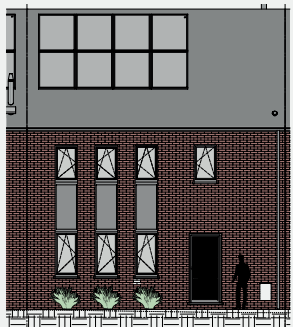
Rez-de-chaussée



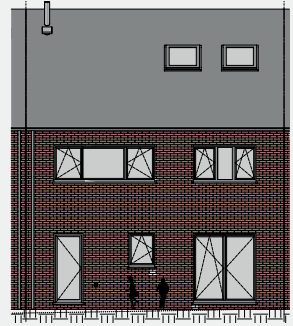
Etage



Façade avant



Façade arrière



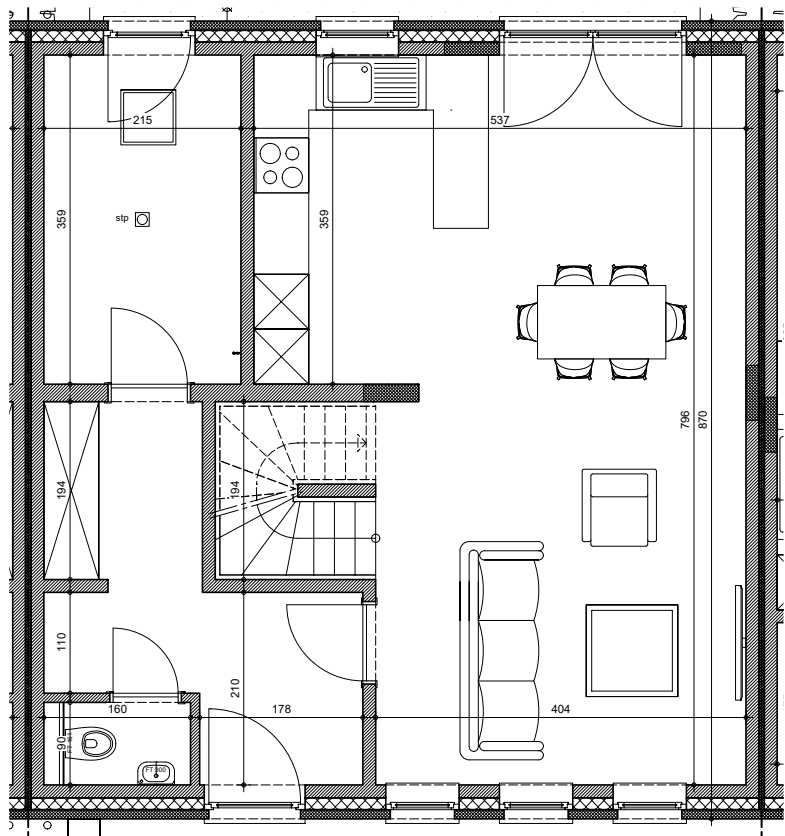
Combles aménageables

Coupe

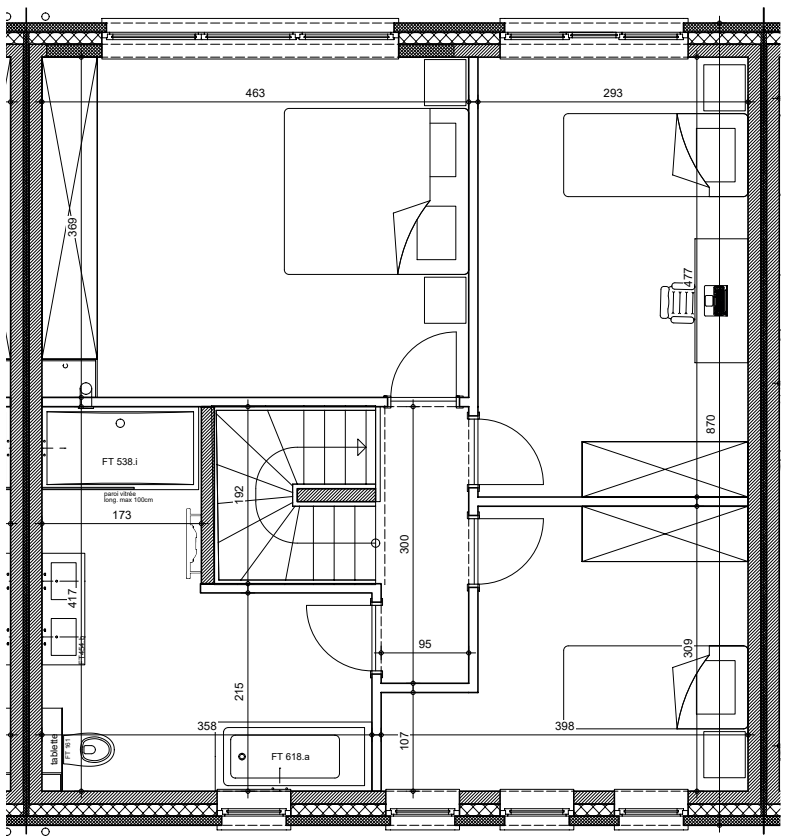
LOT
35

SURFACE HABITABLE: 122 m²
SUPERFICIE TERRAIN: 196 m²

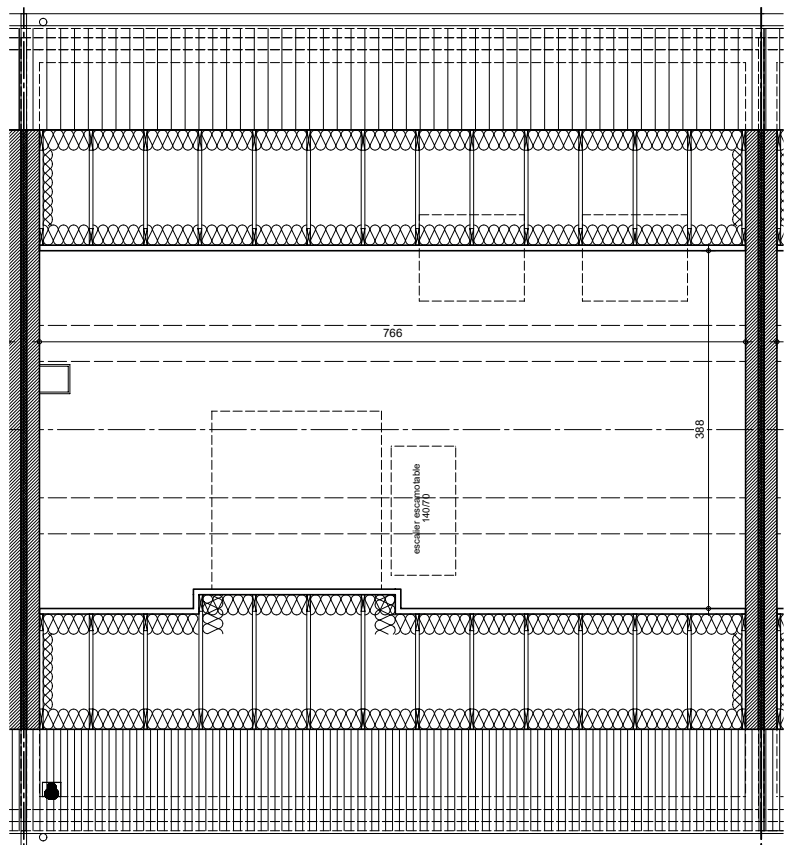
Rez-de-chaussée



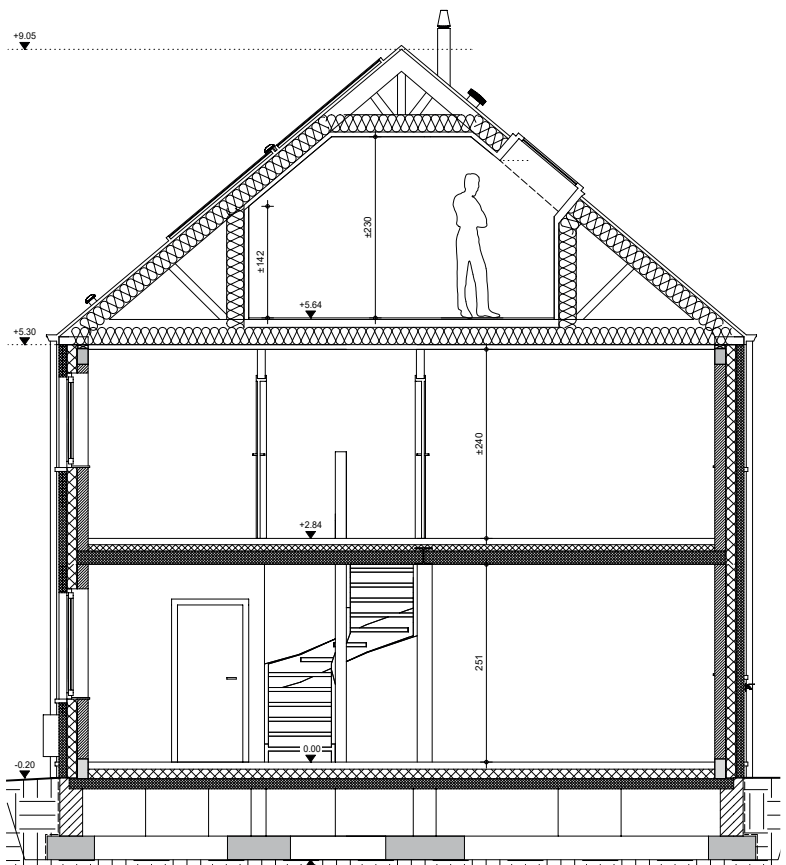
Etage



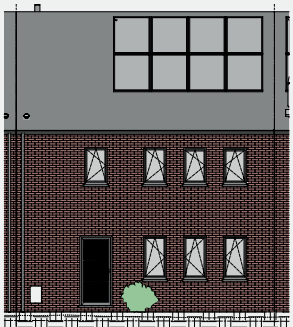
Combles aménageables



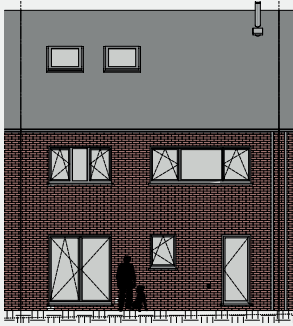
Coupe



Façade avant



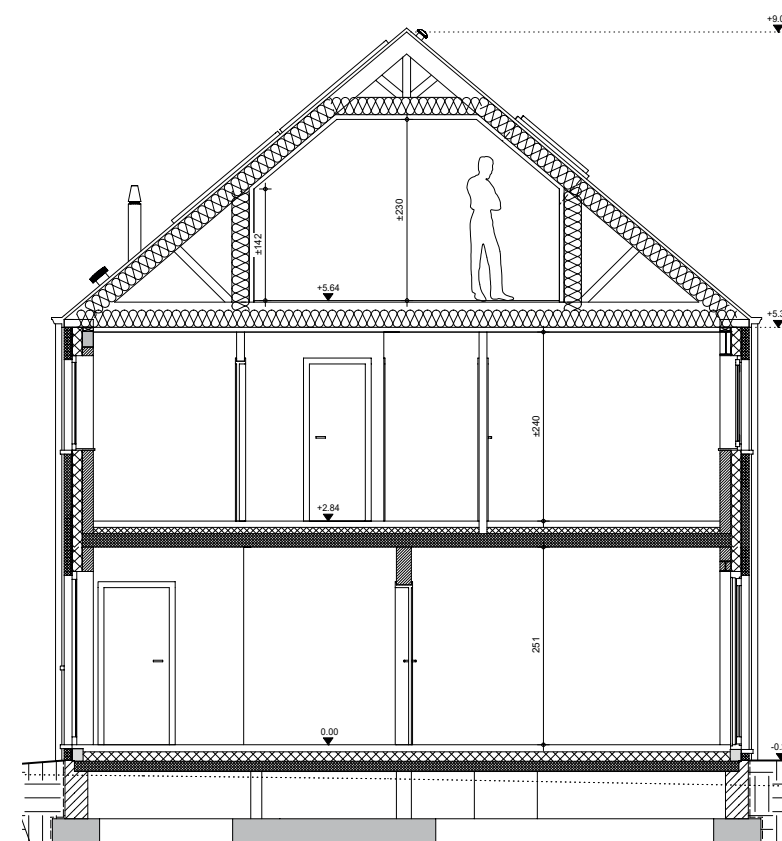
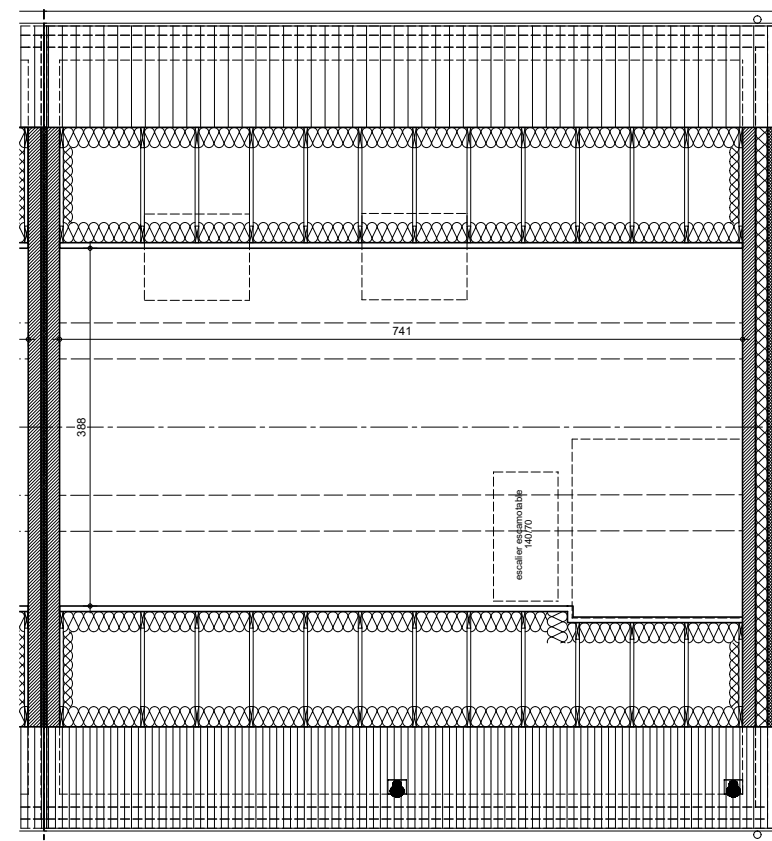
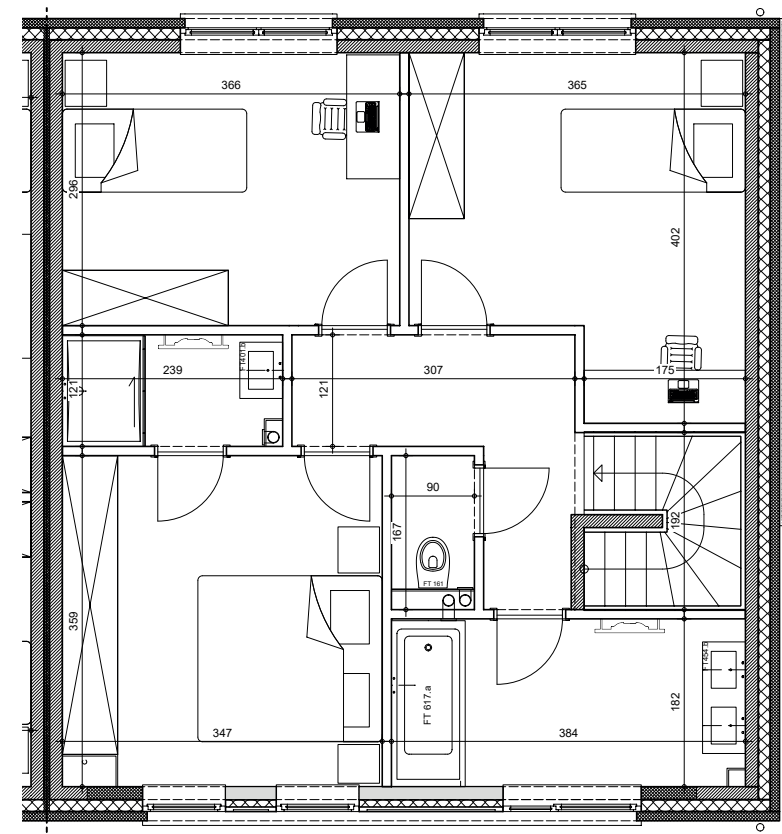
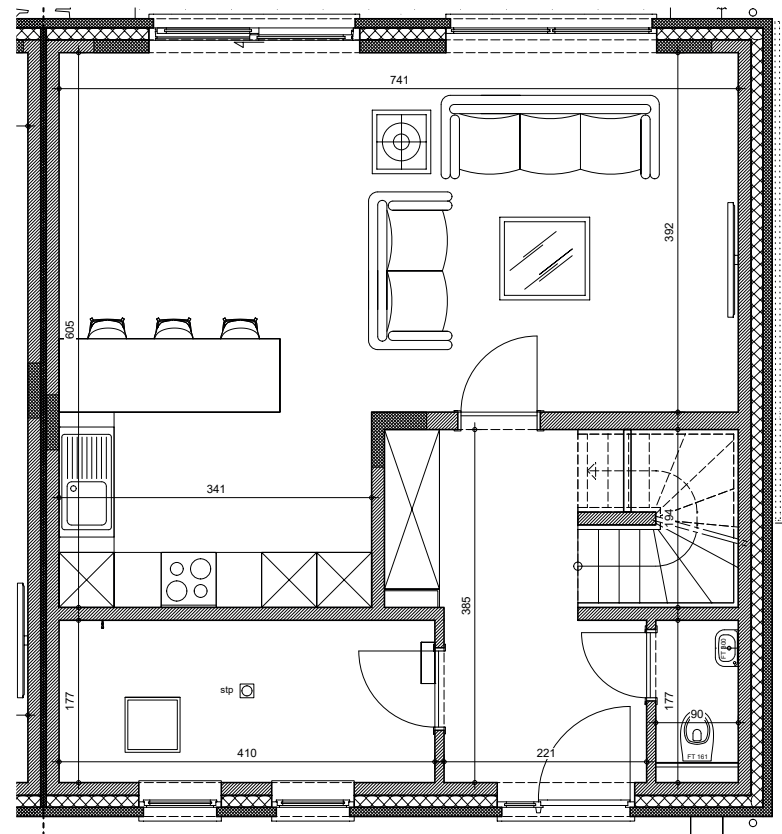
Façade arrière



LOT
36

SURFACE HABITABLE: 122 m²
SUPERFICIE TERRAIN: 196 m²

Rez-de-chaussée



Etage

Combles aménageables

Coupe

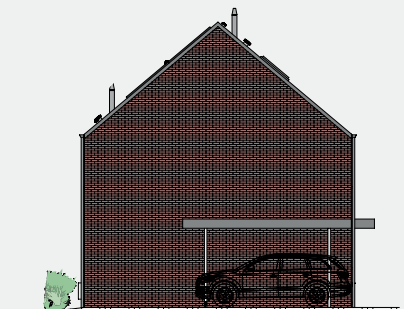
Façade avant



Façade arrière



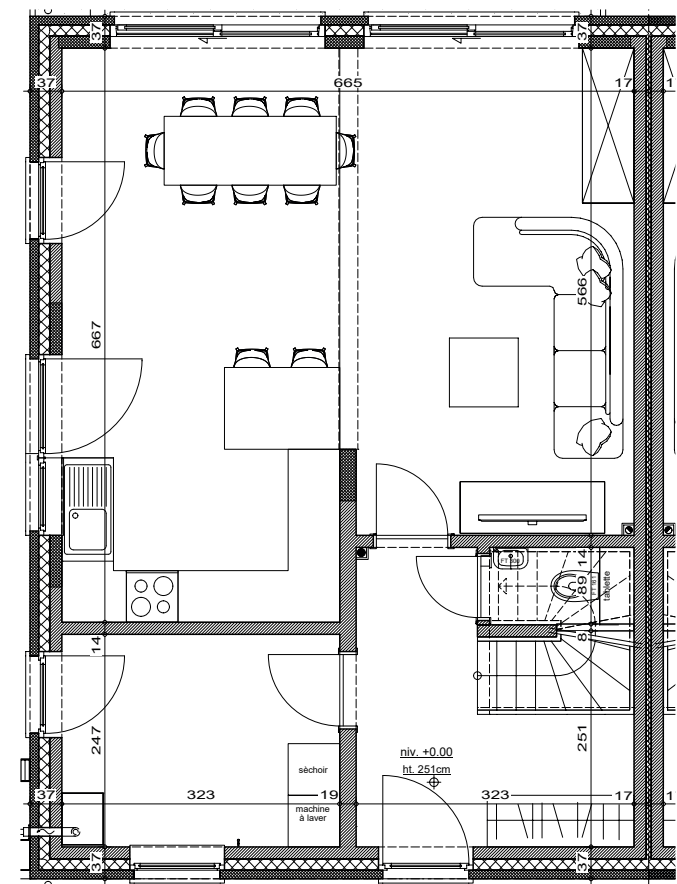
Pignon droit



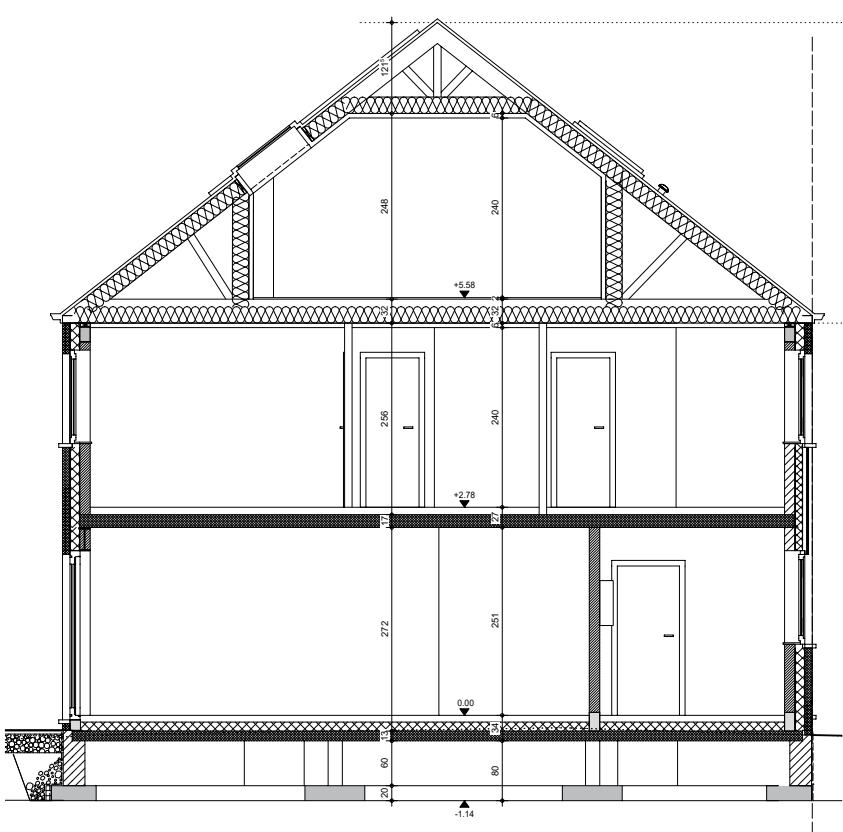
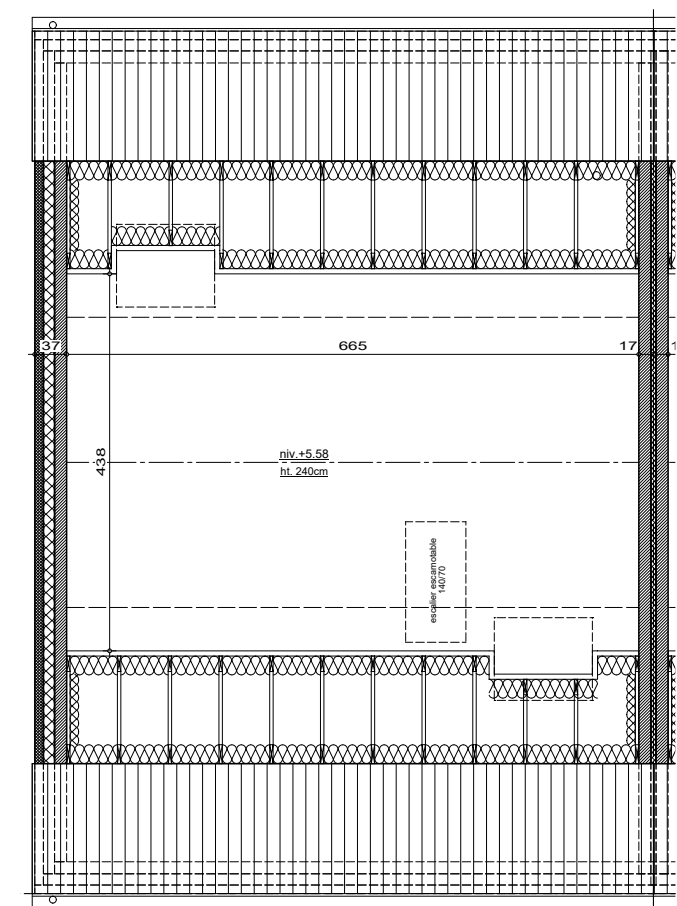
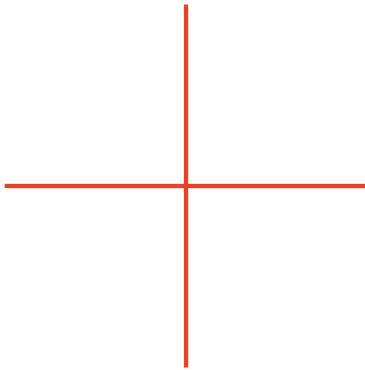
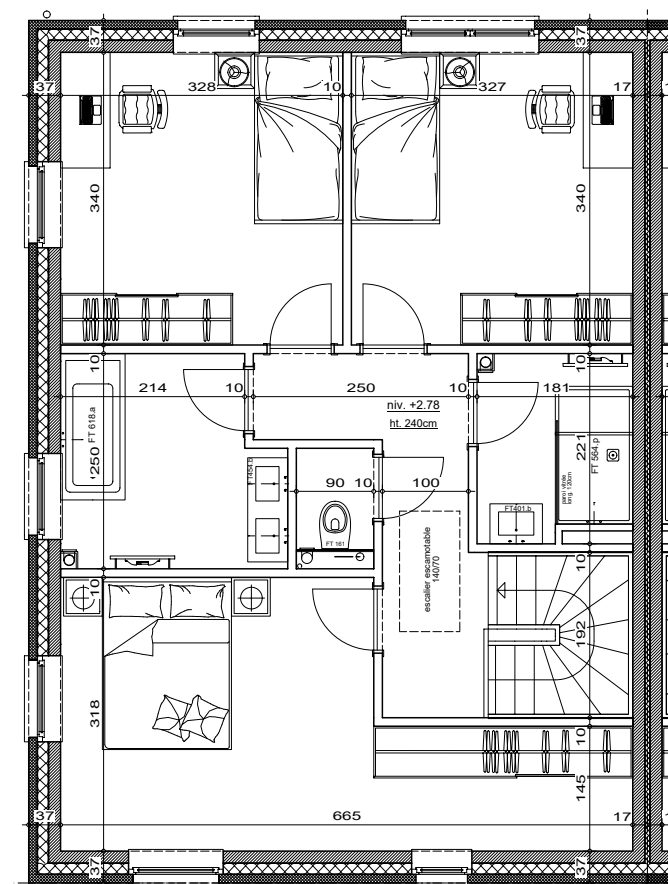
LOT
37

SURFACE HABITABLE: **118 m²**
SUPERFICIE TERRAIN: **271 m²**

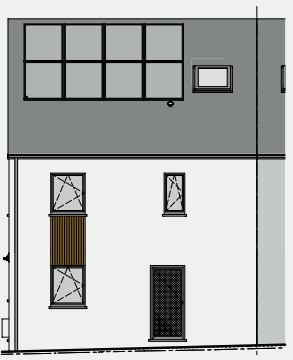
Rez-de-chaussée



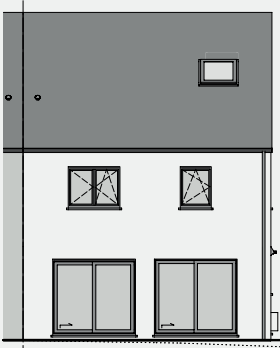
Etage



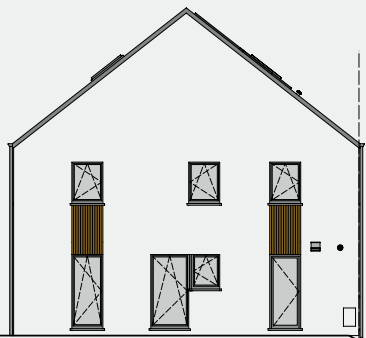
Façade avant



Façade arrière



Pignon gauche



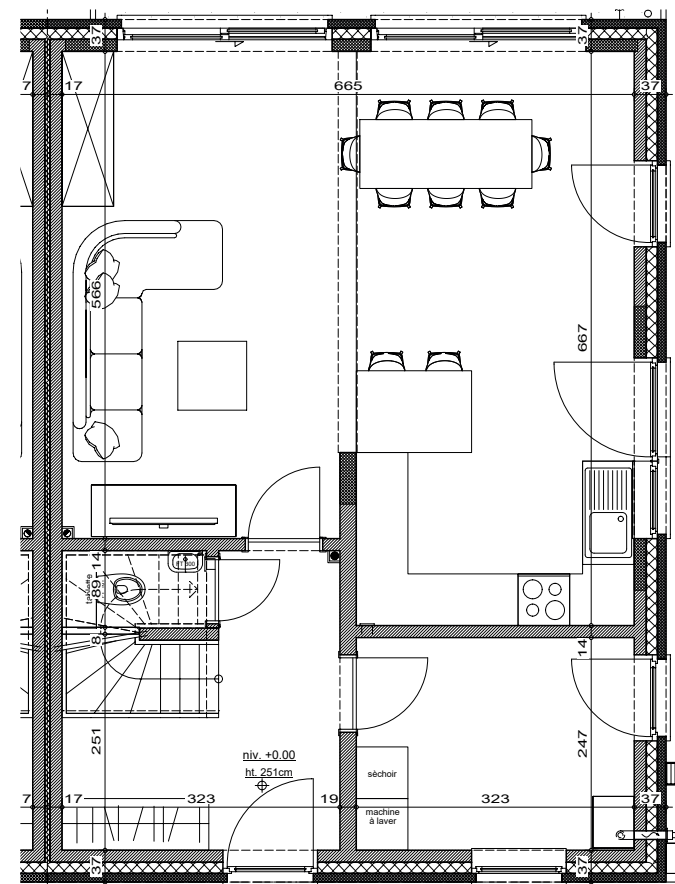
Combles

Coupe

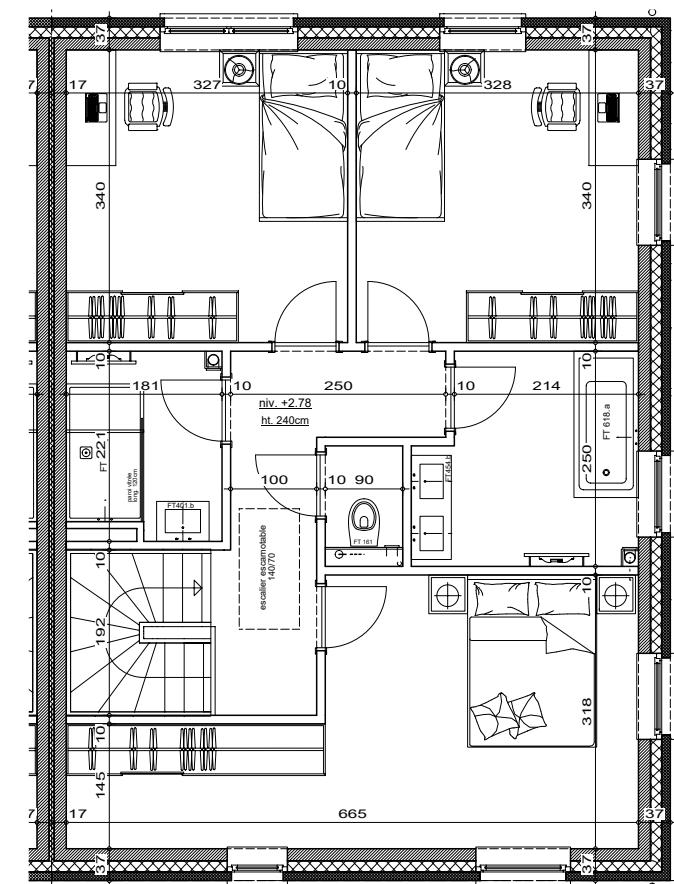
LOT
38

SURFACE HABITABLE: 144 m²
SUPERFICIE TERRAIN: 265 m²

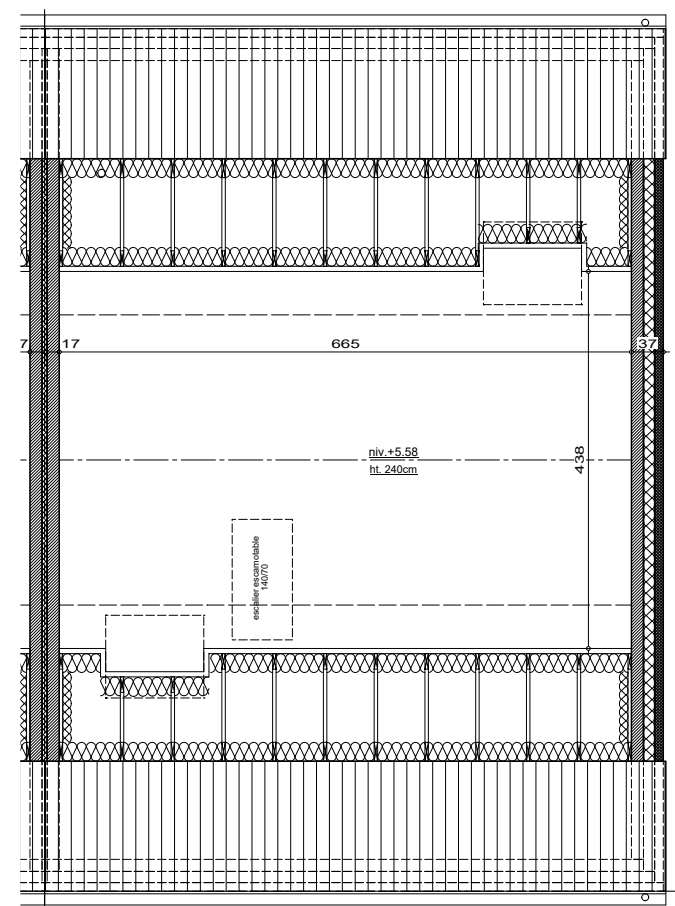
Rez-de-chaussée



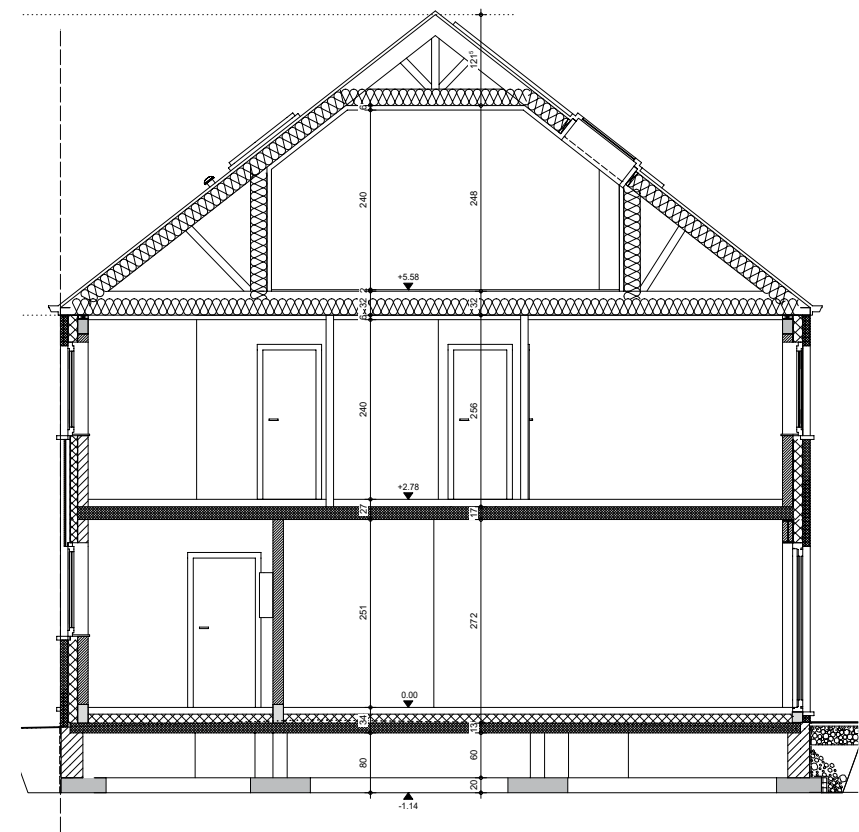
Etage



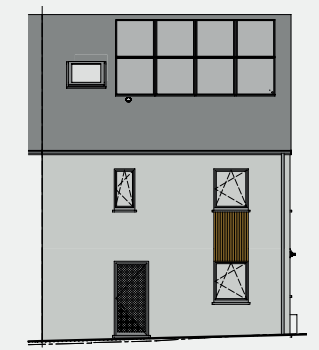
Combles



Coupe



Façade avant



Façade arrière



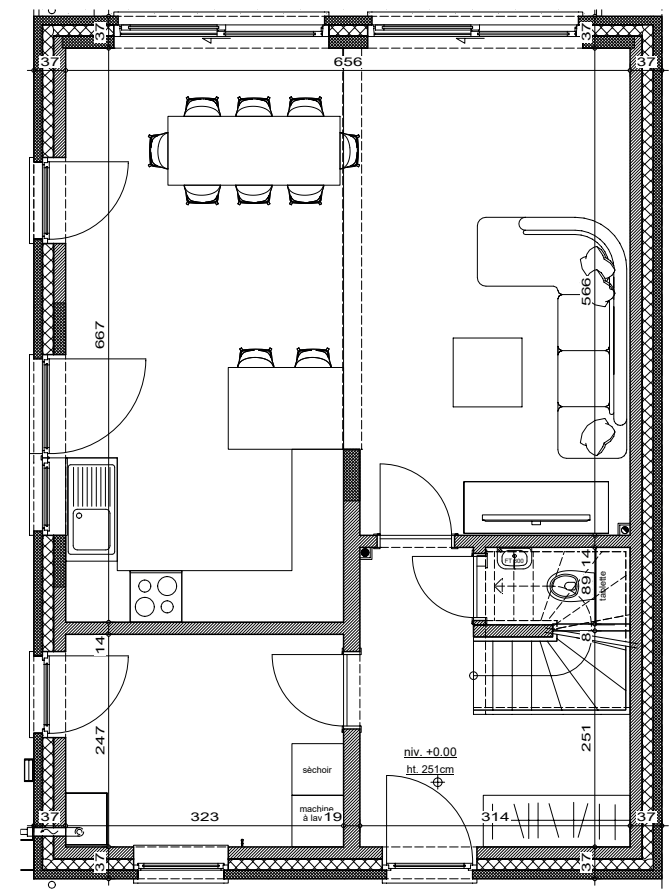
Pignon droit



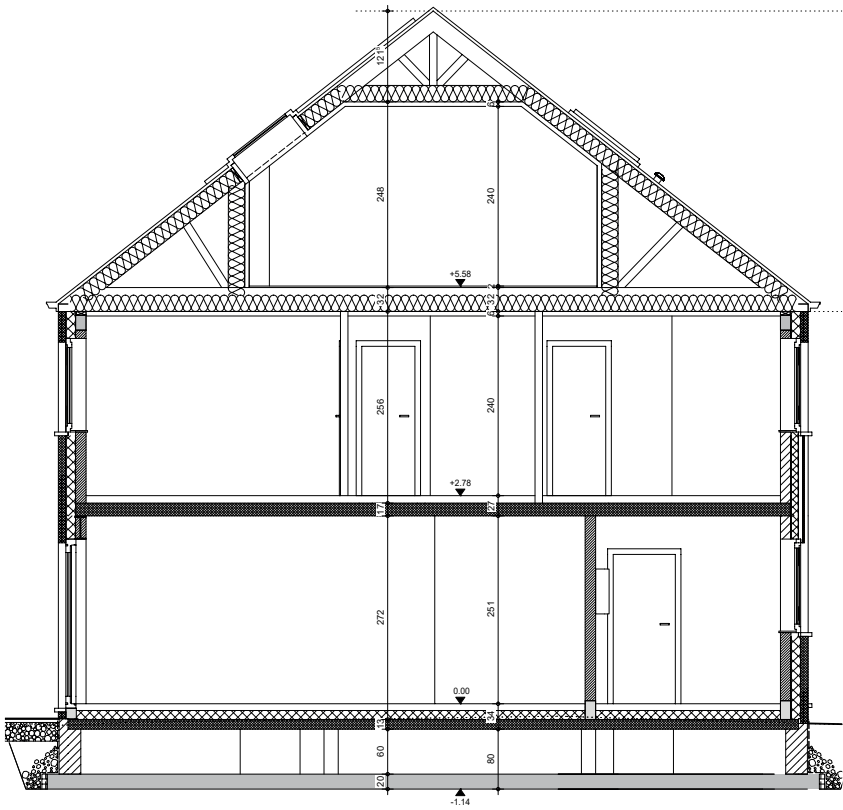
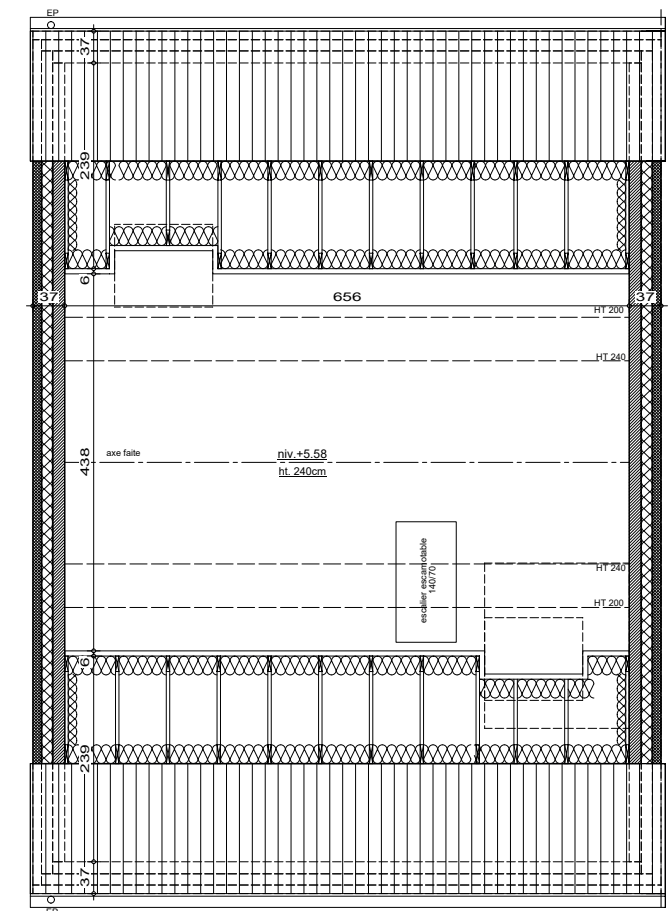
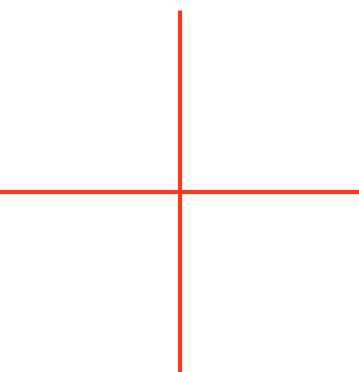
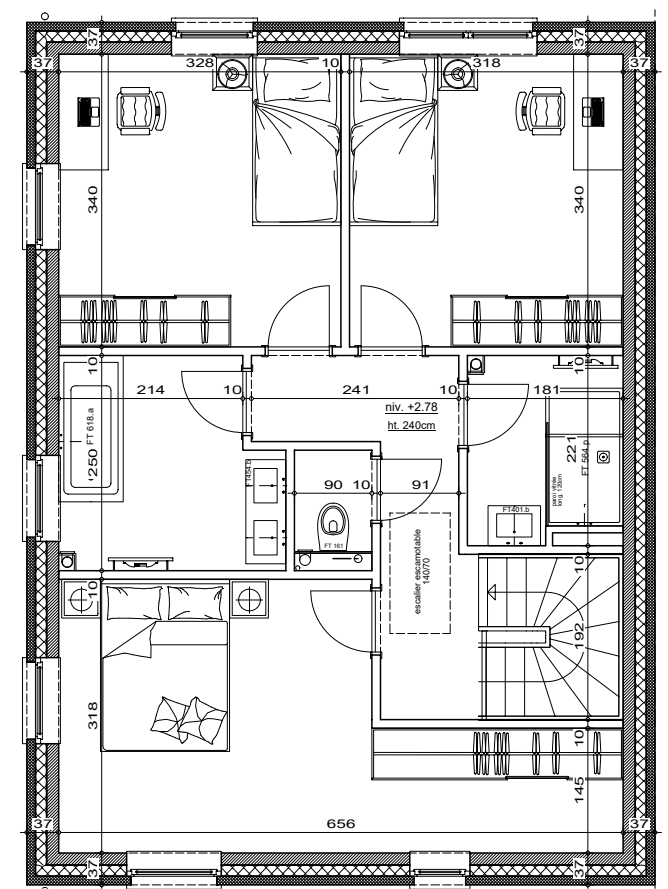
LOT
39

SURFACE HABITABLE: 144 m²
SUPERFICIE TERRAIN: 285 m²

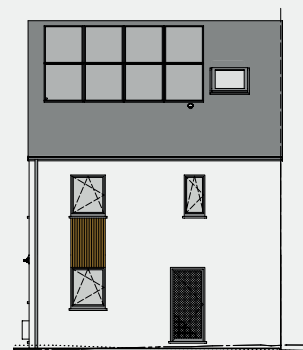
Rez-de-chaussée



Etage



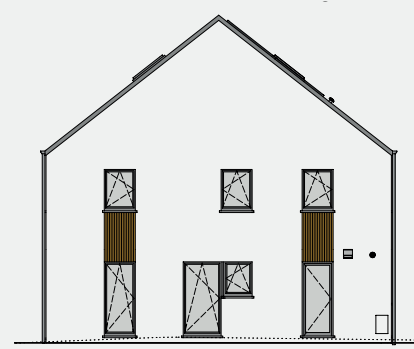
Façade avant



Façade arrière



Pignon gauche



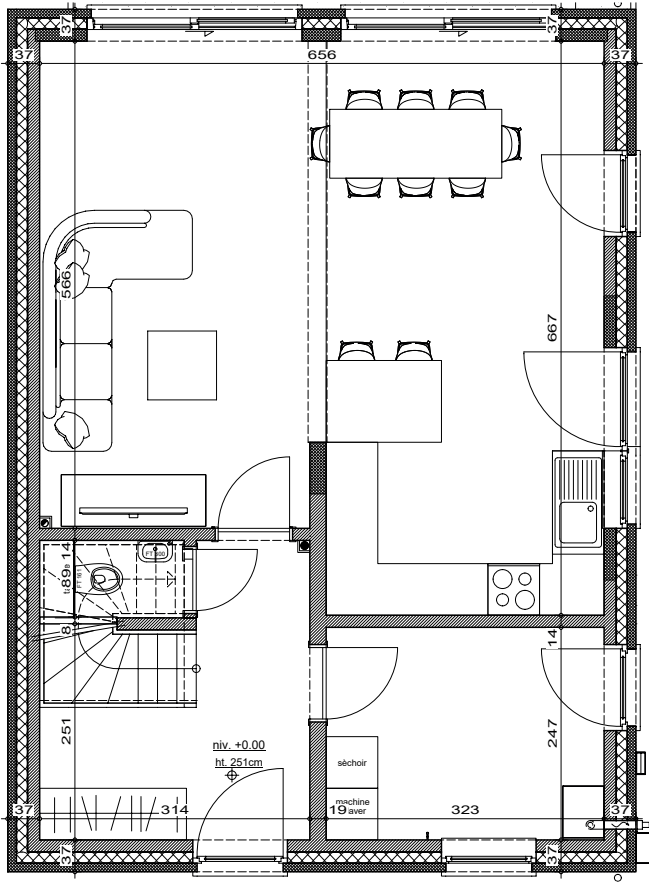
Combles

Coupe

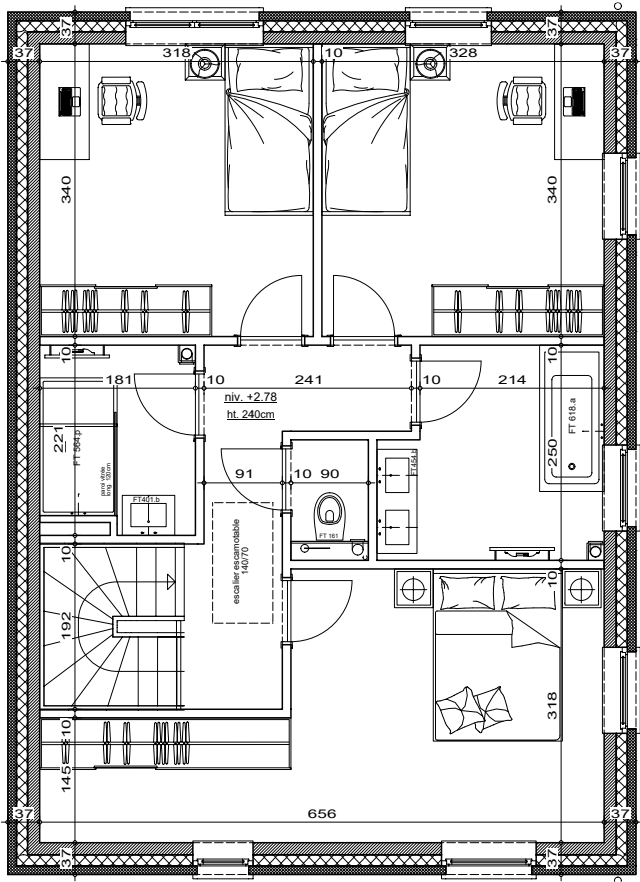
LOT
49

SURFACE HABITABLE: 146 m²
SUPERFICIE TERRAIN: 425 m²

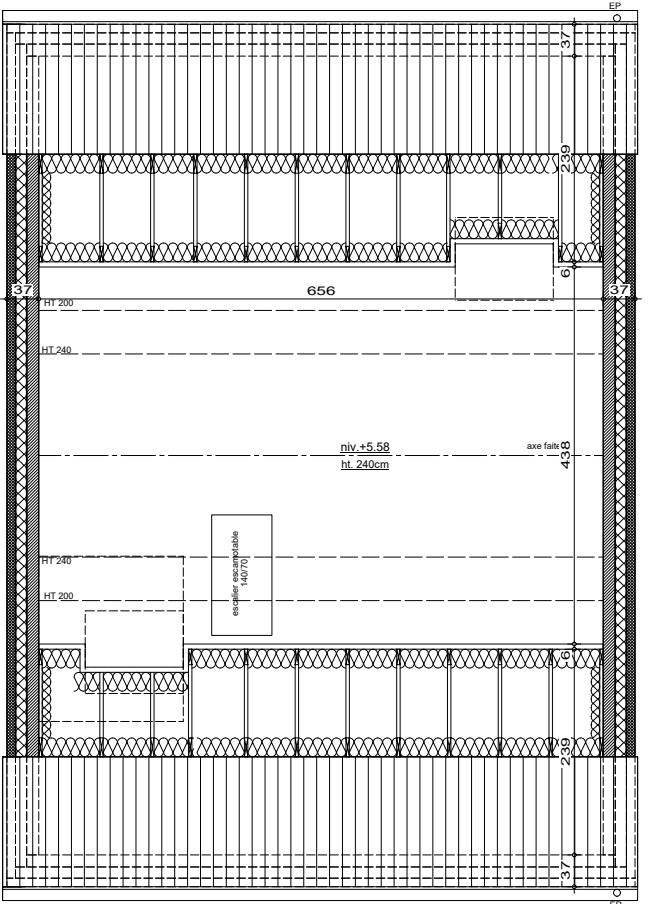
Rez-de-chaussée



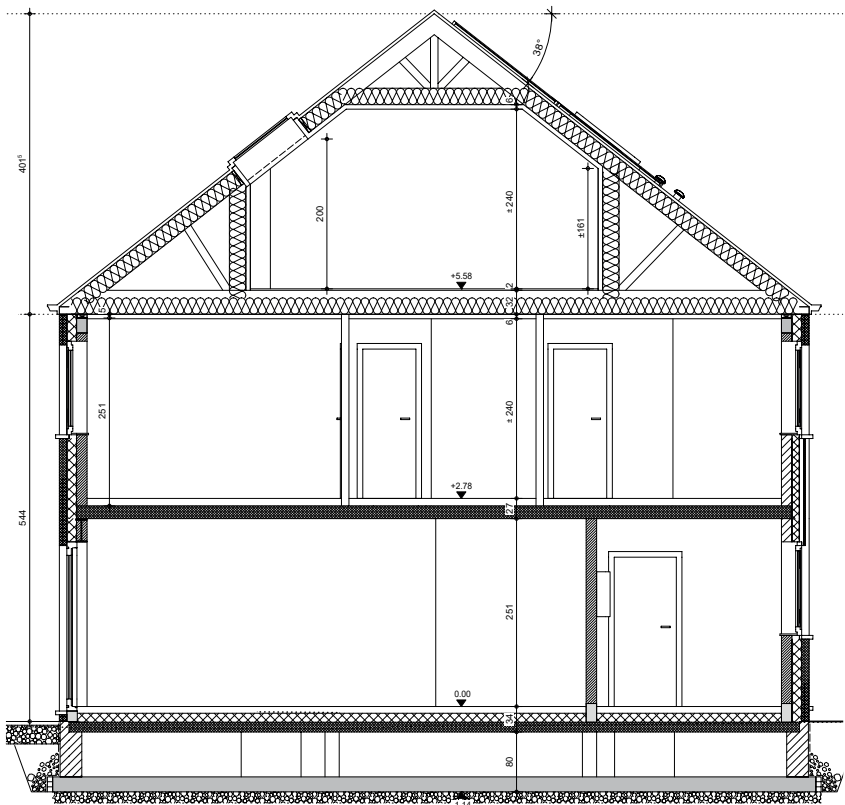
Etage



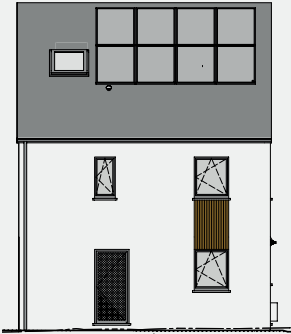
Combles



Coupe



Façade avant



Façade arrière



Pignon droit



LOT
50

SURFACE HABITABLE: 146 m²
SUPERFICIE TERRAIN: 448 m²



La Besace, 14
B-6852 Our-Paliseul

T. 0800 20 131 | www.thomas-piron.eu