

# SCHOOL OF VETERINARIANS, MAGNIFICENT DUPLEX WITH GARDEN

1 195 000 €

Ref 5408987

Anderlecht - Apartment 4080 sq ft

**VANEAU  
LECABEL**  
Real Estate Brussels



## About this property

Anderlecht, on the border with the municipalities of Forest and Saint Gilles, in a quiet and wooded area, magnificent apartment of  $\pm 379 \text{ m}^2$  on two levels, with a private garden of  $\pm 137 \text{ m}^2$  ideally facing East. Located in a private park of 3.5 ha, in the former School of Veterinary Medicine, it is composed as follows: on the ground floor, entrance hall and second living room with mezzanine of  $\pm 36 \text{ m}^2$ , separate wc of  $\pm 1 \text{ m}^2$ , living room of  $\pm 70 \text{ m}^2$ , kitchen of  $\pm 18 \text{ m}^2$ , dining room of  $\pm 18 \text{ m}^2$ , office of  $\pm 17 \text{ m}^2$  and second office of  $\pm 16 \text{ m}^2$ ; in the semi-basement, hall of  $\pm 4.3 \text{ m}^2$ , music room of  $\pm 40 \text{ m}^2$ , master bedroom of  $\pm 12 \text{ m}^2$  with dressing room of  $\pm 10 \text{ m}^2$  and bathroom of  $\pm 5 \text{ m}^2$ , three bedrooms of  $\pm 10$ ,  $\pm 12$  and  $\pm 13 \text{ m}^2$ , bathroom of  $\pm 9 \text{ m}^2$ , technical room of  $\pm 3 \text{ m}^2$ . Also: in-depth renovation in 2007 as part of the total renovation of the site, whose facades are listed and the exterior period elements (1894-1909) perfectly preserved; large living rooms with a ceiling height of 4.20 m, double glazing throughout in wooden frames identically reproducing the original frames; individual condensing gas boiler, VMC, compliant electricity, waxed concrete floor, mortex recently redone in the kitchen and in the bathrooms, private garden, low charges, no property tax. An exceptional property in a place of rare beauty which combines the modernity of the renovation with the preservation of the history of the School. PEB D.

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**Reference :** 5408987

**Price :** 1 195 000 €

**Surface :** 4080 sq ft

**Bedroom(s) :** 4

**Floor :** 0

**Bathroom(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Parking(s) :** 1

**Availability :** 07/06/2023

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## **VANEAU**

Immobilier de prestige depuis  
1972

### **VANEAU LOCATION**

Une équipe dédiée à Paris,  
Neuilly et Boulogne

### **VANEAU VIAGER**

30 ans d'expérience en vente  
viagère

# **VANEAU**

## **C'EST AUSSI**

### **VANEAU BUREAUX & COMMERCES**

+10 000 offres disponibles

### **VANEAU PATRIMOINE**

Dispositifs de défiscalisation,  
SCPI, Assurances Vie

### **VANEAU DIGITAL NEUF**

La plate-forme digitale 100%  
immobilier neuf

### **COURTAGE CRÉDITS**

Exell Crédit immobiliers  
Assurances emprunteurs

### **GESTION LOCATIVE**

GTF, plus de 7 000 lots gérés à  
Paris

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés