

UNDER OFFER! PARC TENBOSCH/LOUISE: SUPERB INVESTMENT PROPERTY

1 375 000 €

Ref 5619638

Ixelles - House 5382 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

UNDER OFFER! Ideally located right next to Avenue Louise, between Parc Tenbosch and Abbaye de la Cambre, magnificent turn-of-the-century (1900/1918) mansion house / investment property, on three levels, with a total surface area of approx. 500 m². Various possibilities for conversion into a 2 to 3-unit investment property or a single-family home. Legal recognition of the property as 2 flats (RU technical analysis dated 08/09/2023): - ground floor + 1st floor + 2nd floor: 1 triplex flat - 3rd floor: 1 flat Potential: divide the 2nd floor to create a third flat. Duplex the 3rd floor and the attic of the 4th floor. Attractive 7 m frontage on a 2a80ca plot with a $\pm$ 166m² garden. Rear terraces on each floor. Renovation to be planned, the building is very well maintained. Also: high ceilings, spacious rooms, single glazing, large cellars, oil-fired boiler. EPB F and G. Ideal for investment! To be discovered as soon as possible!

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Reference : 5619638

Price : 1 375 000 €

Surface : 5382 sq ft

Bedroom(s) : 4

Bathroom(s) : 3

Shower room(s) : 3

Garden : Yes

Terrace : Yes

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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