

4 BEDROOM SINGLE FAMILY HOME WITH GARAGE

1 250 000 €

Ref 5887335

Forest - House 4758 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Avenue Albert, a stone's throw from Place Brugmann and Avenue Molière, magnificent mansion with a total surface area of $\pm 442 \text{ m}^2$ gross currently divided into 4 units. It is composed as follows: On the ground floor, entrance hall, living room, two-room adjoining dining room, terrace on two levels of ± 19 and 18 m^2 facing East, fully equipped kitchen of $\pm 17.5 \text{ m}^2$. On the 1st floor, living room, fitted kitchen/dining room with bow window of $\pm 31.5 \text{ m}^2$, bedroom of $\pm 15 \text{ m}^2$, east-facing terrace, bathroom, separate water closet. On the 2nd floor, living room, east-facing terrace of $\pm 20 \text{ m}^2$, bedroom of $\pm 18.5 \text{ m}^2$, west-facing balcony of $\pm 2 \text{ m}^2$, shower room with WC, kitchen. On the 3rd floor, living room, kitchen/dining room of $\pm 19.5 \text{ m}^2$, bathroom with WC, mezzanine converted into a bedroom of $\pm 14 \text{ m}^2$. In the basement, garage, meter room, technical room, space converted into a bedroom of $\pm 20.5 \text{ m}^2$, full bathroom. Also: High ceilings, 4 individual gas boilers, currently rented, electricity compliant, divided without planning permission, triple glazing. PEB E, E, E and G. Legal situation: unrecognized division. To discover without further delay!

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Reference : 5887335

Price : 1 250 000 €

Surface : 4758 sq ft

Bedroom(s) : 4

Bathroom(s) : 4

Shower room(s) : 4

Cellar : Yes

Parking(s) : 1

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