

MAGNIFICENT INVESTMENT BUILDING RENOVATED IN 2014!

975 000 €

Ref 6295975

Bruxelles - House 3122 sq ft

**VANEAU
LECobel**
Real Estate Brussels



About this property

Discover this investment building of approximately 290 m² gross, ideally located at the foot of the prestigious Palais de Justice and a stone's throw from the Sablon. This building is made up of several units offering excellent rental potential and attractive profitability with a monthly income of €4,400. In the basement, you will find individual cellars for each unit. The office space (ground floor + basement) of approximately 60 m² includes a kitchen in the basement, three spacious offices, a waiting room, a shower room and a terrace. On the 1st floor, a charming apartment of approximately 46 m² with a bright living room, a bedroom, a shower room and an equipped kitchen. The 2nd floor offers an identical apartment with bright living room, bedroom, shower room and equipped kitchen. On the 3rd and 4th floors is a superb duplex of ± 94 m², including a large living space of ± 48 m² with access to a terrace of ± 9 m², two bedrooms (11 m² and 15 m²), a bathroom, a shower room and a separate toilet. The entire building has oak parquet flooring, double glazing.... Energy performance: PEB F for the apartments on the 1st and 2nd floors, and PEB C for the duplex. This building offers an ideal location, close to legal institutions and public transport. A unique opportunity for investors looking for a property combining charm and yield. In urban planning order. Info and visits: 02 346 33 55.

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Reference : 6295975

Price : 975 000 €

Surface : 3122 sq ft

Bedroom(s) : 4

Floor : 0

Bathroom(s) : 4

Shower room(s) : 4

Cellar : 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