

### **About this property**

UNDER OLFFER !! In the Place Albert district, in Forest, bordering St Gilles, charming early 20th century single-family Brussels house renovated and modernized in 2018, offering a gross surface area of ââapproximately 210 m², offering 3 bedrooms, 2 bathrooms, converted cellars including a multipurpose room, attic converted into an office + 1 guest bedroom, 1 terrace/garden of approximately 30 m² facing North-East. The house is composed as follows: on the ground floor an entrance hall, a living room of ±14.5 m², a manager's room with open kitchen of ±15.3 m², and a toilet. On the 1st floor, 1 bedroom of ±20.4 m² with a front balcony, and a bathroom of ±14.5 m². On the 2nd floor, 2 bedrooms of ± 14.3 and 12.5 m², 1 bathroom of ± 5.5 m². On the 3rd floor, converted attic with sloping ceilings, including a large office space of ± 20 m² with double skylights and a bedroom area of ââ± 15 m². Basement: a converted room on the street side of ± 12.5 m², 1 laundry room, 1 boiler room. Also: double glazing, gas condensing boiler, insulated roof 2018, ceiling height 4m, possibility of purchasing a garage box 50m away (€32,000) - PEB D. A must-see house to visit urgently!

VANEAU LECOBEL
BRUSSELS SOUTH
G. Brugmann Square 10B
1050 Ixelles
ph +32 2 346 33 55

☑ lecobel@vaneaulecobel.be

**Reference**: 6803304

Price: 795 000 €

Surface: 2260 sq ft

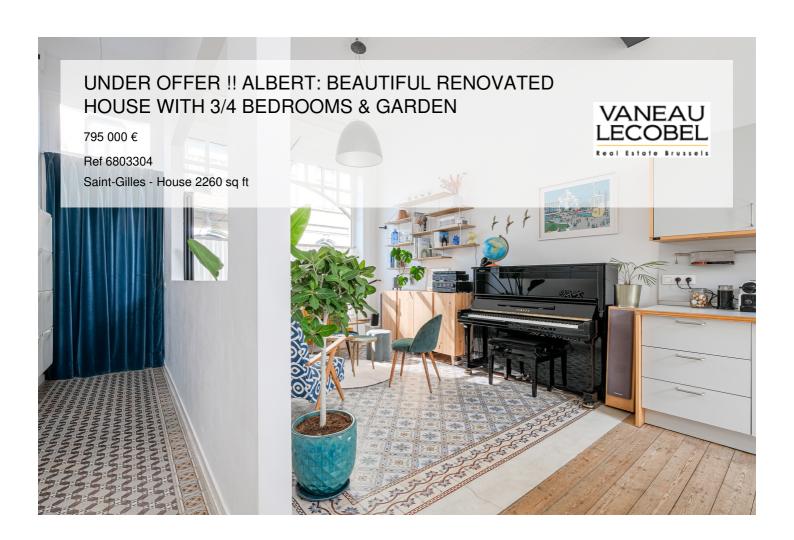
Bedroom(s): 4

Bathroom(s): 2

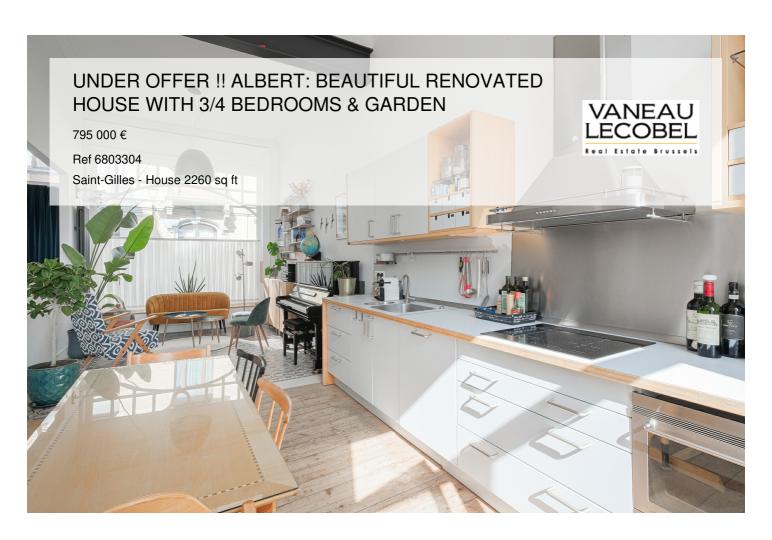
Shower room(s): 2

Cellar: Yes

Terrace: Yes









#### **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