

## UNDER OFFER !! ALBERT: BEAUTIFUL RENOVATED HOUSE WITH 3/4 BEDROOMS & GARDEN

795 000 €

Ref 6803304

Saint-Gilles - House 2260 sq ft

**VANEAU  
LECABEL**  
Real Estate Brussels



### About this property

UNDER OFFER !! 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 approximately 210 m<sup>2</sup>, 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 m<sup>2</sup> facing North-East. The house is composed as follows: on the ground floor an entrance hall, a living room of ±14.5 m<sup>2</sup>, a manager's room with open kitchen of ±15.3 m<sup>2</sup>, and a toilet. On the 1st floor, 1 bedroom of ±20.4 m<sup>2</sup> with a front balcony, and a bathroom of ±14.5 m<sup>2</sup>. On the 2nd floor, 2 bedrooms of ± 14.3 and 12.5 m<sup>2</sup>, 1 bathroom of ± 5.5 m<sup>2</sup>. On the 3rd floor, converted attic with sloping ceilings, including a large office space of ± 20 m<sup>2</sup> with double skylights and a bedroom area of ± 15 m<sup>2</sup>. Basement: a converted room on the street side of ± 12.5 m<sup>2</sup>, 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!

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**Reference :** 6803304

**Price :** 795 000 €

**Surface :** 2260 sq ft

**Bedroom(s) :** 4

**Bathroom(s) :** 2

**Shower room(s) :** 2

**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 & COMMERCE**

+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