

## EU DISTRICT: SUPERB INVESTMENT PROPERTY - 9 RENOVATED FLATS

3 705 160 €

Ref 6956548

Bruxelles - House 7890 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



### About this property

In the heart of the European district, magnificent investment building composed of 9 recently renovated apartments with a total living area of  $\pm 733 \text{ m}^2$  gross with garden and terraces. This historic building is composed of 6 studios of  $\pm 40 \text{ m}^2$  to  $70 \text{ m}^2$ , 1 1-bedroom apartment of  $\pm 70 \text{ m}^2$  to  $95 \text{ m}^2$ , 1 2-bedroom apartment of  $\pm 80 \text{ m}^2$  to  $110 \text{ m}^2$ , 1 3-bedroom apartment of  $\pm 130 \text{ m}^2$  and 1 office of  $\pm 94 \text{ m}^2$  offering an excellent monthly rental profitability of  $\pm 15,748$  including technical and rental management of the apartments. Terraces and large west-facing garden of  $\pm 150 \text{ m}^2$ . Also: Office services, lounge and laundry, VMC, heat pump, shared gas boiler, elevator, electricity to standards, PEB D and E. The two neighboring buildings (14-16) are also for sale. An investment product not to be missed!

VANEAU LECOBEL

BRUSSELS EAST

200 , Belliardstreet - 1000

Brussels

ph +32 2 669 70 90

✉ [est@vaneau-lecobel.be](mailto:est@vaneau-lecobel.be)

**Reference :** 6956548

**Price :** 3 705 160 €

**Surface :** 7890 sq ft

**Bedroom(s) :** 12

**Floor :** 1

**Bathroom(s) :** 12

**Shower room(s) :** 9

**Garden :** Yes

**Elevator :** 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**