

### **About this property**

In the heart of Brussels, three magnificent character houses, totaling ± 890 m<sup>2</sup> gross, with gardens and terraces. They are composed as follows: First house of ± 350 m<sup>2</sup> gross: Living room of ± 40 m<sup>2</sup>, dining room of ± 11 m<sup>2</sup>, fully equipped kitchen of ± 13 m<sup>2</sup>, garden of ± 70 m<sup>2</sup>. On the upper floors: office of ± 21 m<sup>2</sup>, library of ± 10 m<sup>2</sup>, master bedroom of ± 19 m<sup>2</sup>, bathroom of ± 7 m<sup>2</sup>, two dressing rooms of ± 7 and 11 m<sup>2</sup>, two bedrooms of ± 20 and 13 m<sup>2</sup>, shower room with toilet of ± 11 m<sup>2</sup>, multipurpose space of ± 20 m<sup>2</sup> with access to a secured rooftop terrace. Rear house: veranda of ± 11 m<sup>2</sup>, multipurpose space on two levels of ± 50 m<sup>2</sup>, used as an artist's studio, with separate toilet. Second house of ± 350 m<sup>2</sup> gross: Three en-suite living rooms of ± 22, 21, and 17 m<sup>2</sup>, dining room in a veranda of ± 20 m<sup>2</sup> with access to a ± 4-are garden, fully equipped American-style kitchen of ± 20 m<sup>2</sup>. On the upper floors: a very large bedroom of ± 70 m<sup>2</sup> with dressing room and office space (can be divided into three bedrooms), bathroom of ± 26 m² with separate toilet. Four bedrooms of ± 19, 12, 11, and 10 m<sup>2</sup>, one with a balcony, bathroom with toilet. Third house of ± 190 m<sup>2</sup> gross: Ground floor: entrance hall, two bedrooms of ± 18 and 17 m<sup>2</sup>, storage room of ± 6 m<sup>2</sup> with access to a southwest-facing garden of ± 100 m<sup>2</sup>. Living room of ± 30 m<sup>2</sup>, dining room of ± 18 m<sup>2</sup>, equipped kitchen of ± 6 m<sup>2</sup>. On the upper floors: bedroom of ± 30 m<sup>2</sup>, bathroom of ± 4 m<sup>2</sup> with separate toilet. Additional features: Sale via company structure, two-thirds of the property rented for 9 years, high ceilings, garage box, gas boilers, large cellars, gardens, and terraces. Energy performance: PEB E & G. A must-see!

**Reference:** 6959564

**Price:** 2 985 000 €

Bedroom(s): 13

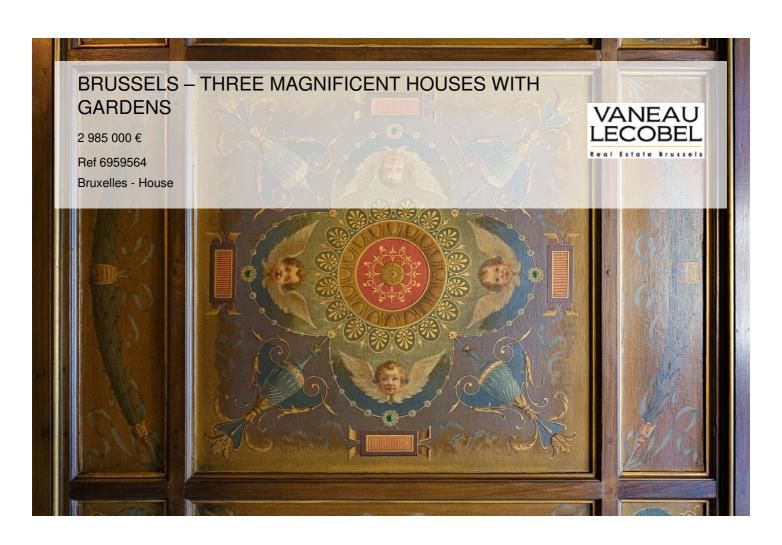
Bathroom(s): 5

Garden: Yes

Cellar: Yes

Availabili 17/09/2025

ty:









#### **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