

MERJAY: 4-BEDROOM HOUSE TO RENOVATE - GARDEN & TERRACES

1 045 000 €

Ref 7034097

Ixelles - House 3014 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

In the highly sought-after Place Brugmann/Merjay area, house to renovate (3 apartments) of $\pm 280 \text{ m}^2$ gross with a garden and 2 terraces facing South-East. It is composed as follows: On the ground floor, 3 adjoining rooms of $\pm 43.2 \text{ m}^2$, unequipped kitchen of ± 8.5 opening onto a garden of $\pm 75 \text{ m}^2$ facing South-East. On the 1st floor, 3 beautiful adjoining rooms of $\pm 42.5 \text{ m}^2$, bathroom and toilet of $\pm 8 \text{ m}^2$. On the 2nd floor, 2 bright adjoining rooms of $\pm 31 \text{ m}^2$, bathroom with toilet of $\pm 8 \text{ m}^2$ and terrace of $\pm 8.5 \text{ m}^2$ facing South-East. Top floor: bright, fitted living room, opening onto a fitted kitchen of $\pm 27 \text{ m}^2$ and opening onto a terrace of $\pm 8.5 \text{ m}^2$. Also: Numerous cellars, double glazing, oil-fired boiler, PEB: G, high ceilings. View of a green island without vis-à-vis. Possibility of a liberal profession. Great potential! To discover as soon as possible!

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Reference : 7034097

Price : 1 045 000 €

Surface : 3014 sq ft

Bedroom(s) : 4

Bathroom(s) : 2

Shower room(s) : 2

Garden : Yes

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