

CINQUANTENAIRE: 5-BEDROOM CHARACTER HOUSE SOUTH-WEST GARDEN

895 000 €

Ref 7034884

Etterbeek - House 3229 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



About this property

Ideally located, in the immediate vicinity of the Parc du Cinquanteaire, on the border between Brussels and Etterbeek, this charming neoclassical-style mansion, dating from the end of the 19th century, offers a gross surface area of $\pm 340 \text{ m}^2$ to be brought up to date. Possibility of setting up a liberal profession in the semi-basement which benefits from independent access. It includes two rooms lit by large windows giving access to a courtyard and the garden, as well as a large cellar and a storage room. On the raised ground floor: the living room with open fire and dining room composed of 3 adjoining rooms decorated with an open kitchen, for a total surface area of $\pm 52 \text{ m}^2$. All offering direct access to a magnificent private garden without vis-à-vis of 100 m^2 facing south-west. The three upper floors house six bedrooms and three shower rooms, including a bedroom on the top floor with a mezzanine and a kitchenette. The period features: moldings, parquet floors, open fires have been preserved. A beautiful high ceiling currently hidden by false ceilings in the living room! The front and rear facades were renovated between 2021 and 2022, gas boiler from 2005. PEB G. RC: € 1,572 Exceptional location 100 m from the Parc du Cinquanteaire! Quiet one-way street! Residential area right next to the EU district, benefiting from all the facilities: metro, tram, bus, shops, schools, restaurants and cafes. Quick access to the airport by metro, bus, NATO, highways. To discover without delay at Vaneau Lecobel!

VANEAU LECABEL

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Reference : 7034884

Price : 895 000 €

Surface : 3229 sq ft

Bedroom(s) : 6

Bathroom(s) : 3

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

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viagère

VANEAU

C'EST AUSSI

VANEAU BUREAUX & COMMERCES

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VANEAU PATRIMOINE

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SCPI, Assurances Vie

VANEAU DIGITAL NEUF

La plate-forme digitale 100%
immobilier neuf

COURTAGE CRÉDITS

Exell Crédit immobiliers
Assurances emprunteurs

GESTION LOCATIVE

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Paris

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés