

### **About this property**

Ideally located, in the immediate vicinity of the Parc du Cinquantenaire, on the border between Brussels and Etterbeek, a charming neoclassical-style mansion, dating from the end of the 19th century, offers a gross surface area of ââ± 340 m² 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 ââ± 52 m<sup>2</sup>. All offering direct access to a magnificent private garden without vis-à-vis of 100 m<sup>2</sup> 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 Cinquantenaire! 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 LECOBEL BRUSSELS EAST

200 , Belliardstreet - 1000

Brussels

ph +32 2 669 70 90

⊠ est@vaneau-lecobel.be

**Reference**: 7201933

**Price:** 895 000 €

Surface: 3229 sq ft

**Bedroom(s)**: 6

Bathroom(s): 3

Shower room(s): 2

Garden: Yes

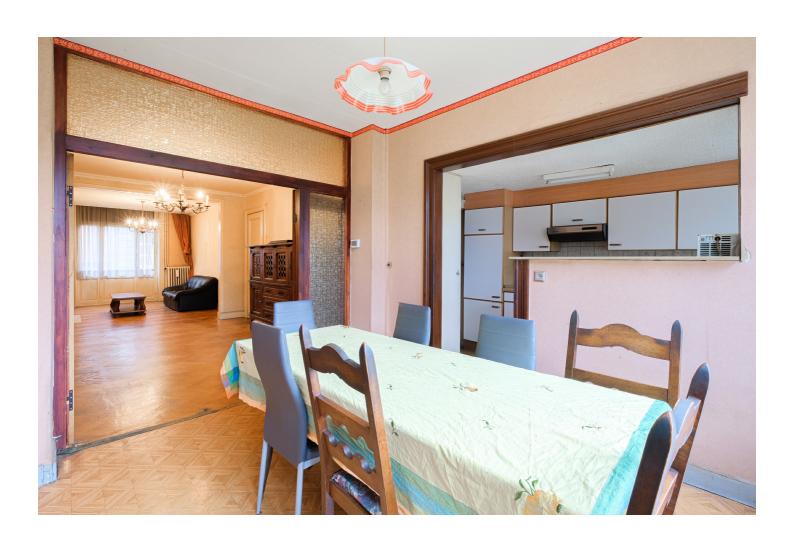
Cellar: Yes

Terrace: Yes









#### **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