

PLACE KEYM – INVESTMENT PROPERTY (5 UNITS)

1 450 000 €

Ref 7293215

Watermael-Boitsfort - House 3175 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Close to Place Keym and the Boitsfort ponds: magnificent investment building divided into units of $\pm 160 \text{ m}^2$ (gross) and a rear house of $\pm 135 \text{ m}^2$ with a courtyard of $\pm 50 \text{ m}^2$ facing South-West. It is composed as follows: Rear house: On the ground floor: a bright living/dining room/kitchen of $\pm 28 \text{ m}^2$ giving access to the terrace of $\pm 13 \text{ m}^2$ facing South-East, a rear bedroom of $\pm 11 \text{ m}^2$ with a shower room equipped with a toilet and laundry area. On the 1st level: duplex of $\pm 85 \text{ m}^2$ with bright living room, fully equipped kitchen, three bedrooms, one bathroom and one shower room with laundry area and toilet. Front building: On the ground floor: under-plex of $\pm 70 \text{ m}^2$ with bright living room, fully equipped kitchen, three bedrooms, one bathroom and one shower room with laundry area and toilet. On the 1st floor: entrance hall with guest toilet, a bright living/dining room/kitchen of $\pm 25 \text{ m}^2$, a rear bedroom of $\pm 13 \text{ m}^2$ with shower room. On the 2nd floor: duplex of $\pm 55 \text{ m}^2$ with entrance hall, bright living room, fully equipped kitchen, two bedrooms, one bathroom with separate toilet. Also: legal situation: 3 recognised units + commercial ground floor, rental yield $\pm 4\%$ net, double glazing, gas boilers, electricity compliant, bicycle room, laundry areas, EPC: C+, C-, D, D+, D-. To visit without delay!!

VANEAU LECOBEL

BRUSSELS EAST

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Brussels

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✉ est@vaneau-lecobel.be

Reference : 7293215

Price : 1 450 000 €

Surface : 3175 sq ft

Bedroom(s) : 9

Bathroom(s) : 6

Garden : Yes

Cellar : Yes

Terrace : Yes

Availability : 28/02/2026 -
12:00

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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