

ETANGS D'IXELLES: PROPERTY COMPLEX FOR SALE

1 990 000 €

Ref 7334186

Ixelles - House 6049 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Close to the Etangs d'Ixelles: beautiful investment property divided into 4 units of $\hat{A}\pm 435$ m \hat{A}^2 gross with 3 terraces of $\hat{A}\pm 18.5$, 3.5 and 3.5 m \hat{A}^2 facing south-west and rear house $\hat{A}\pm 127$ m \hat{A}^2 with courtyard of $\hat{A}\pm 26$ m \hat{A}^2 facing south-west. It is composed as follows: rear house with hall with cloakroom, living room with open-plan kitchen of $\hat{A}\pm 25$ m \hat{A}^2 , office of $\hat{A}\pm 5.5$ m \hat{A}^2 , laundry room of $\hat{A}\pm 6$ m \hat{A}^2 , night hall, front courtyard of $\hat{A}\pm 26$ m \hat{A}^2 facing south-west, corridor, 3 bedrooms of $\hat{A}\pm 14$, 10 and 10 m \hat{A}^2 , bathroom of $\hat{A}\pm 8.5$ m \hat{A}^2 . Ground floor commercial space comprising 3 multipurpose rooms of $\hat{A}\pm 16.5$, 15.3 and 13 m \hat{A}^2 and access to a $\hat{A}\pm 3.5$ m \hat{A}^2 south-west facing terrace. Basement: kitchen area with separate toilet of $\hat{A}\pm 13$ m \hat{A}^2 , dining room of $\hat{A}\pm 16.5$ m \hat{A}^2 , access to a $\hat{A}\pm 3.5$ m \hat{A}^2 south-west facing terrace. First floor: entrance hall, living room of $\hat{A}\pm 16.5$ m \hat{A}^2 , dining room of $\hat{A}\pm 21$ m \hat{A}^2 , kitchen of $\hat{A}\pm 7$ m \hat{A}^2 , night hall, 2 bedrooms of $\hat{A}\pm 14$ and 11.5 m \hat{A}^2 , bathroom of $\hat{A}\pm 4$ m \hat{A}^2 , office of $\hat{A}\pm 7$ m \hat{A}^2 on the landing. 2nd floor: entrance hall, airlock, living room of $\hat{A}\pm 16.5$ m \hat{A}^2 , dining room of $\hat{A}\pm 21$ m \hat{A}^2 , kitchen of $\hat{A}\pm 7$ m \hat{A}^2 , night hall, 2 bedrooms of $\hat{A}\pm 14$ and 11.5 m \hat{A}^2 , bathroom of $\hat{A}\pm 4$ m \hat{A}^2 . 3rd floor: entrance hall of $\hat{A}\pm 13.6$ m \hat{A}^2 , dining room of $\hat{A}\pm 22$ m \hat{A}^2 , open-plan kitchen of $\hat{A}\pm 9$ m \hat{A}^2 , WC, bathroom and shower room of $\hat{A}\pm 10$ m \hat{A}^2 , bedroom of $\hat{A}\pm 12.5$ m \hat{A}^2 , master bedroom with dressing area of $\hat{A}\pm 19$ m \hat{A}^2 , living room of $\hat{A}\pm 48$ m \hat{A}^2 , terrace of $\hat{A}\pm 18.5$ m \hat{A}^2 facing south-west. Also: double glazing, rental yield of $\hat{a}\pm 6,315$ /month, non-compliant electricity, bicycle storage room, water softener, shared and individual boilers. EPC: D-, E, E and E-. Don't delay, come and view today!

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Reference : 7334186

Price : 1 990 000 €

Surface : 6049 sq ft

Bedroom(s) : 9

Bathroom(s) : 4

Shower room(s) : 4

Garden : Yes

Cellar : Yes

Terrace : Yes

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VANEAU

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1972

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immobilier neuf

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Exell Crédit immobiliers
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1200 signatures par an

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2.5 milliards d'actifs gérés