

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 ± 435 m² gross with 3 terraces of ± 18.5 , 3.5 and 3.5 m² facing south-west and rear house ± 127 m² with courtyard of ± 26 m² facing south-west. It is composed as follows: rear house with hall with cloakroom, living room with open-plan kitchen of ± 25 m², office of ± 5.5 m², laundry room of ± 6 m², night hall, front courtyard of ± 26 m² facing south-west, corridor, 3 bedrooms of ± 14 , 10 and 10 m², bathroom of ± 8.5 m². Ground floor commercial space comprising 3 multipurpose rooms of ± 16.5 , 15.3 and 13 m² and access to a ± 3.5 m² south-west facing terrace. Basement: kitchen area with separate toilet of ± 13 m², dining room of ± 16.5 m², access to a ± 3.5 m² south-west facing terrace. First floor: entrance hall, living room of ± 16.5 m², dining room of ± 21 m², kitchen of ± 7 m², night hall, 2 bedrooms of ± 14 and 11.5 m², bathroom of ± 4 m², office of ± 7 m² on the landing. 2nd floor: entrance hall, airlock, living room of ± 16.5 m², dining room of ± 21 m², kitchen of ± 7 m², night hall, 2 bedrooms of ± 14 and 11.5 m², bathroom of ± 4 m². 3rd floor: entrance hall of ± 13.6 m², dining room of ± 22 m², open-plan kitchen of ± 9 m², WC, bathroom and shower room of ± 10 m², bedroom of ± 12.5 m², master bedroom with dressing area of ± 19 m², living room of ± 48 m², terrace of ± 18.5 m² facing south-west. Also: double glazing, rental yield of $\text{€}6,315/\text{month}$, 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

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