

# CINQUANTENAIRE: 5-BEDROOM CHARACTER HOUSE SOUTH-WEST GARDEN

830 000 €

Ref 7523864

Bruxelles - House 3229 sq ft

**VANEAU  
LECABEL**  
Real Estate Brussels



## About this property

Ideally located, in the immediate vicinity of the Parc du Cinquenaire, 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  $\pm 340 \text{ m}^2$  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  $100 \text{ m}^2$  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 Cinquenaire! 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

BRUSSELS EAST

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**Reference :** 7523864

**Price :** 830 000 €

**Surface :** 3229 sq ft

**Bedroom(s) :** 6

**Bathroom(s) :** 3

**Shower room(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Terrace :** Yes



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Photographie retouchée





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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