

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

830 000 €

Ref 7523859

Etterbeek - House 3229 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located, in the immediate vicinity of the Parc du Cinquantenaire, on the border between Brussels and Etterbeek, this charming neoclassical-style mansion, dating from the end of the 19th century, offers a gross surface area of  $\pm$  340 m<sup>2</sup> 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 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](mailto:est@vaneau-lecobel.be)

**Reference :** 7523859

**Price :** 830 000 €

**Surface :** 3229 sq ft

**Bedroom(s) :** 6

**Bathroom(s) :** 3

**Shower room(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Terrace :** Yes

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

830 000 €

Ref 7523859

Etterbeek - House 3229 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels





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

830 000 €

Ref 7523859

Etterbeek - House 3229 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels





## 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