

## OFA - MELEZES 53 - M4 - CPREV62

1 195 000 €

Ref 7330455

Ixelles - House 2691 sq ft

VANEAU  
LECOBEL  
Real Estate Brussels



### About this property

UNDER OFFER !! Ideally located just steps from Parc Tenbosch and Place du Châtelain. Magnificent character house offering a total gross surface area of approx. 283 m<sup>2</sup> with a North-West facing garden of approx. 33 m<sup>2</sup>. The layout is as follows: Ground floor: Entrance hall of approx. 7 m<sup>2</sup>, living room of approx. 24 m<sup>2</sup>, dining room of approx. 28 m<sup>2</sup> with access to the garden, kitchen of approx. 13 m<sup>2</sup>. First floor: Night hall of approx. 4 m<sup>2</sup>, bathroom with WC of approx. 9 m<sup>2</sup>, master suite comprising a bedroom of approx. 23 m<sup>2</sup> and a dressing room/office of approx. 27 m<sup>2</sup>, North-West facing balcony of approx. 3 m<sup>2</sup>. Second floor: Landing of approx. 6 m<sup>2</sup>, two bedrooms of approx. 12 m<sup>2</sup> and 11 m<sup>2</sup>, shower room with WC of approx. 8 m<sup>2</sup>. Converted attic: Additional bedroom space of approx. 11 m<sup>2</sup>. Basement: Hall of approx. 13 m<sup>2</sup>, two storage spaces of approx. 6 m<sup>2</sup> and 3 m<sup>2</sup>, separate toilet of approx. 1.5 m<sup>2</sup>, laundry room of approx. 9 m<sup>2</sup>, meter room of approx. 8 m<sup>2</sup>, office with shower of approx. 29 m<sup>2</sup>. EPC: F. Additional features: wooden double-glazed window frames, gas boiler, high ceilings. A must-see property!

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**Reference :** 7330455

**Price :** 1 195 000 €

**Surface :** 2691 sq ft

**Bedroom(s) :** 4

**Bathroom(s) :** 3

**Garden :** Yes

**Cellar :** Yes

**Availabili  
ty :** 15/06/2026 -  
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**