

# PL. BRUGMANN – BOURGEOIS HOUSE OF ± 580 M<sup>2</sup> BRUTO & GARDEN.

1 495 000 €

Ref 7564696

Forest - House 6243 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Located just steps from the prestigious Place G. Brugmann, charming bourgeois Art Nouveau-style house with a south-facing garden of ± 160 m<sup>2</sup>. The layout is as follows: Ground floor (± 102 m<sup>2</sup>): Entrance hall and landing with staircase leading to the living room and dining room in enfilade, a fitted kitchen opening onto the garden. 1st floor (± 92 m<sup>2</sup>): Landing leading to two bedrooms, a bathroom, a dressing room and a terrace. 2nd floor (± 74 m<sup>2</sup>): Landing leading to two bedrooms, one with a toilet and the other with a kitchen, a bathroom, as well as a front balcony and a rear terrace. 3rd floor (± 66 m<sup>2</sup>): Landing leading to a bedroom with mezzanine, a second bedroom with toilet and an office (formerly a bathroom). Lower mezzanine level (± 103 m<sup>2</sup>): Three multipurpose rooms, formerly a kitchen. Basement (± 102 m<sup>2</sup>): Cellars. EPC: G. Additional features: planning permission granted for division into 3 units (valid for 2 years), permit granted to remove the garden tree, non-compliant electrical installation, single-glazed wooden window frames, gas boiler, functional fireplace. A must-see property.

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**Reference :** 7564696

**Price :** 1 495 000 €

**Surface :** 6243 sq ft

**Bedroom(s) :** 6

**Bathroom(s) :** 2

**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**