

# CHÂTELAIN: BEAUTIFUL BOURGEOISE HOUSE, 5 BEDROOMS AND GARDEN

920 000 €

Ref 7577598

Ixelles - House 2982 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located in the sought-after Chatelain district, this magnificent character house offers a total gross floor area of approximately 277 m<sup>2</sup> with a west-facing garden and terrace of approximately 34 m<sup>2</sup>. It comprises the following: Ground floor: Entrance hall of approximately 14.5 m<sup>2</sup>, living room of approximately 16 m<sup>2</sup>, dining room of approximately 16 m<sup>2</sup>, fully equipped kitchen of approximately 8 m<sup>2</sup> with access to the terrace and garden. Mezzanine with WC and storage of approximately 7 m<sup>2</sup>. First floor: Landing of approximately 7 m<sup>2</sup>, two bedrooms of approximately 16.5 m<sup>2</sup> and 15 m<sup>2</sup> with a front balcony and dressing room of approximately 7.5 m<sup>2</sup>. On the 2nd floor: Night hall of approximately 7 m<sup>2</sup>, master bedroom of approximately 16 m<sup>2</sup> with dressing room or bedroom of approximately 12.5 m<sup>2</sup>, full bathroom of approximately 10.5 m<sup>2</sup>. On the 3rd floor (attic): Hall, two bedrooms of approximately 16.5 m<sup>2</sup> and 12 m<sup>2</sup> with mezzanine, shower room and toilet of approximately 8 m<sup>2</sup>. Also included: Double glazing, attractive cellars with natural light suitable for conversion, gas boiler, insulated roof, parking space available for rent, Energy Performance Certificate (EPC) rating E+. Don't miss out!

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**Reference :** 7577598

**Price :** 920 000 €

**Surface :** 2982 sq ft

**Bedroom(s) :** 5

**Floor :** 0

**Bathroom(s) :** 2

**Shower room(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**