

# MERJAY/MOLIÈRE, SUPERB MAISON, 4 ROOMS AND GARDEN

1 295 000 €

Ref 7673208

Ixelles - House 3552 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

In the heart of the Merjay/Molière district, superb mansion of  $\pm 330$  m<sup>2</sup> gross. It is composed as follows: Entrance hall and its hallway onto the staircase, bright reception rooms with open fire (3 adjoining rooms) of  $\pm 56$  m<sup>2</sup>, open and equipped kitchen of  $\pm 10.5$  m<sup>2</sup>, charming terrace and garden facing South, master bedroom of  $\pm 19$  m<sup>2</sup> with adjoining bathroom of  $\pm 12$  m<sup>2</sup> and access to an exterior of  $\pm 17$  m<sup>2</sup>, 3 additional bedrooms of  $\pm 18$ ,  $\pm 18$  and  $\pm 15$  m<sup>2</sup> including one fitted with kitchen, office of  $\pm 7$  m<sup>2</sup>, shower room, attic converted into a bedroom of  $\pm 30$  m<sup>2</sup>. Also: Water softener, shutters, alarm, numerous cellars, PEB: F, beautiful ceiling heights. Potential for expansion. A must-see!

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**Reference :** 7673208

**Price :** 1 295 000 €

**Surface :** 3552 sq ft

**Bedroom(s) :** 4

**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**