

# SQUARE AMBIORIX – TOWNHOUSE OF APPROX. 380 M<sup>2</sup> (GROSS)

995 000 €

Ref 7680236

Schaerbeek - House 4090 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located just a stone's throw from Square Ambiorix and the European Institutions, beautiful maison de maître of  $\pm 380$  m<sup>2</sup> gross with a terrace of  $\pm 15$  m<sup>2</sup>. It is composed as follows: At the mezzanine level: entrance hall of  $\pm 6$  m<sup>2</sup>, fully equipped dining kitchen of  $\pm 23$  m<sup>2</sup>, separate toilet and laundry room. On the elevated ground floor: landing of  $\pm 6$  m<sup>2</sup>, bright living room of  $\pm 35$  m<sup>2</sup> with open fire and access to the west-facing terrace, bedroom of  $\pm 18$  m<sup>2</sup> and separate toilet. On the 1st floor: two bedrooms of  $\pm 25$  and  $16$  m<sup>2</sup>, each with private shower room. On the 3rd floor: landing giving access to an apartment of  $\pm 60$  m<sup>2</sup> comprising a bright living room, an equipped kitchen, a bedroom of  $\pm 16$  m<sup>2</sup> and a bathroom. On the 4th floor: landing leading to a second apartment of  $\pm 50$  m<sup>2</sup> with a bright living room, equipped kitchen, two bedrooms of  $\pm 16$  and  $9$  m<sup>2</sup> and a bathroom. EPC: E. Also: garage box, single-family use, preserved period features, gas boilers, storage spaces, beautiful ceiling height. Possibility of furnished purchase. Not to be missed!

VANEAU LECOBEL

BRUSSELS EAST

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Brussels

ph +32 2 669 70 90

✉ [est@vaneau-lecobel.be](mailto:est@vaneau-lecobel.be)

**Reference :** 7680236

**Price :** 995 000 €

**Surface :** 4090 sq ft

**Bedroom(s) :** 5

**Bathroom(s) :** 4

**Garden :** Yes

**Terrace :** Yes

**Availabili** 01/10/2025 -

**ty :** 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**