

IXELLES PONDS – BOURGEOIS HOUSE OF ± 321 SQM + GARDEN

1 295 000 €

Ref 7721927

Ixelles - House 3455 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Ideally located between the Ixelles Ponds and Bailli, magnificent Beaux-Arts style bourgeois house offering $\hat{\pm}$ 321 sqm gross floor area (according to the EPC). The property is composed as follows: Ground floor: Entrance vestibule, entrance hall of $\hat{\pm}$ 17 sqm with cloakroom of $\hat{\pm}$ 4 sqm, office of $\hat{\pm}$ 15 sqm suitable for a liberal profession, separate toilet, fully equipped kitchen of $\hat{\pm}$ 28 sqm with access to the $\hat{\pm}$ 71 sqm north-east facing garden. First floor: Landing of $\hat{\pm}$ 14 sqm leading, on the one hand, to a living room of 25 sqm with fireplace and, on the other hand, to a dining room of $\hat{\pm}$ 22 sqm with terrace. Second floor: Master suite including a bedroom of $\hat{\pm}$ 22 sqm with balcony, a dressing room of $\hat{\pm}$ 12 sqm and a bathroom of $\hat{\pm}$ 16 sqm, laundry room of $\hat{\pm}$ 7 sqm with washbasin and separate toilet. Third floor: Two bedrooms of $\hat{\pm}$ 32 sqm and 15 sqm, a bathroom with toilet and access to the attic. Basement: Three storage cellars, a wine cellar and the boiler room. EPC: E-. Additional features: Architect Auguste VAN HAESSENDONCK, compliant electrical installation, double-glazed windows, gas boiler, functional fireplace, numerous preserved period features, beautiful ceiling height (3.80 m). A true gem guaranteed to win your heart!

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Reference : 7721927

Price : 1 295 000 €

Surface : 3455 sq ft

Bedroom(s) : 4

Bathroom(s) : 2

Garden : Yes

Cellar : 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