

PL. BRUGMANN – BOURGEOIS HOUSE OF ± 580 M² BRUTO & GARDEN.

1 395 000 €

Ref 7729527

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 $\hat{A}\pm 160 \text{ m}^2$. The layout is as follows: Ground floor ($\hat{A}\pm 102 \text{ m}^2$): 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 ($\hat{A}\pm 92 \text{ m}^2$): Landing leading to two bedrooms, a bathroom, a dressing room and a terrace. 2nd floor ($\hat{A}\pm 74 \text{ m}^2$): 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 ($\hat{A}\pm 66 \text{ m}^2$): Landing leading to a bedroom with mezzanine, a second bedroom with toilet and an office (formerly a bathroom). Lower mezzanine level ($\hat{A}\pm 103 \text{ m}^2$): Three multipurpose rooms, formerly a kitchen. Basement ($\hat{A}\pm 102 \text{ m}^2$): 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 : 7729527

Price : 1 395 000 €

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

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Paris

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1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés