

PLACE BRUGMANN – MAGNIFICENT INVESTMENT PROPERTY (4 UNITS).

1 495 000 €

Ref 7794664

Ixelles - House 3767 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



About this property

Just a stone's throw from Place Brugmann, magnificent bourgeois house divided into four officially recognized units, offering $\hat{A}\pm$ 350 sqm gross, with garden and terraces. It is composed as follows: Lower duplex: On the ground floor: enfilade living room of $\hat{A}\pm$ 45 sqm, dining room of $\hat{A}\pm$ 13 sqm with access to the $\hat{A}\pm$ 60 sqm garden and an east-facing terrace, kitchen of $\hat{A}\pm$ 10 sqm. On the mezzanine level: night hall of $\hat{A}\pm$ 6 sqm leading to two bedrooms of $\hat{A}\pm$ 19 sqm and 16 sqm, one of which has access to the garden, bathroom of $\hat{A}\pm$ 8 sqm with laundry area, separate toilet and dressing area. First-floor apartment: Living/dining room of $\hat{A}\pm$ 32 sqm with access to a $\hat{A}\pm$ 4 sqm terrace, kitchen of $\hat{A}\pm$ 8 sqm, bedroom of $\hat{A}\pm$ 25 sqm, bathroom with toilet of $\hat{A}\pm$ 7 sqm. Second-floor apartment: Living/dining room of $\hat{A}\pm$ 17 sqm with access to a balcony, kitchen of $\hat{A}\pm$ 7 sqm, bedroom of $\hat{A}\pm$ 20 sqm with a $\hat{A}\pm$ 10 sqm terrace, and shower room with toilet of $\hat{A}\pm$ 4 sqm. Third-floor apartment: Living room of $\hat{A}\pm$ 19 sqm, dining room of $\hat{A}\pm$ 15 sqm, open-plan kitchen of $\hat{A}\pm$ 5 sqm, mezzanine bedroom of $\hat{A}\pm$ 18 sqm and bathroom with toilet of $\hat{A}\pm$ 5 sqm. Basement: Several storage cellars, wine cellar and boiler room. Also: EPC G, gas-fired boiler, wooden double-glazed window frames (front and rear), single glazing at the front (ground floor), façade: 6 m, gas boiler, electrical compliance certificate (in progress). Exclusively available for viewing!

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Reference : 7794664

Price : 1 495 000 €

Surface : 3767 sq ft

Bedroom(s) : 5

Bathroom(s) : 4

Garden : Yes

Cellar : Yes

Terrace : Yes

Availability : 01/01/2027 -
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