

FRANZ MERJAY: BEAUTIFUL 4 BEDROOM HOUSE - GARDEN & TERRACES

1 040 000 €

Ref 7834678

Ixelles - House 2594 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Located between Place Brugmann and Place du Ch  telain, beautiful house of $\hat{A}\pm 241\text{m}^2$ gross with garden and terraces facing South-East. It is composed as follows: Entrance hall and hallway on staircase, living room of $\hat{A}\pm 16.5\text{m}^2$, living room of $\hat{A}\pm 32\text{m}^2$ opening onto a rear terrace of $\hat{A}\pm 15\text{m}^2$ and a garden of $\hat{A}\pm 40\text{m}^2$ facing South-East. In the semi-basement: hyper-equipped kitchen of $\hat{A}\pm 14\text{m}^2$ and dining room of $\hat{A}\pm 18\text{m}^2$, separate toilet, laundry room and cellar. On the 1st floor, night hall, master bedroom of $\hat{A}\pm 16\text{m}^2$, large dressing room and complete bathroom of $\hat{A}\pm 22\text{m}^2$ and front balcony. On the 2nd floor, night hall, separate toilet, two bedrooms of $\hat{A}\pm 14\text{m}^2$ and 13.5m^2 , bathroom. Under the roof, converted bedroom of $\hat{A}\pm 18\text{m}^2$. Also: Alarm system, double glazing, gas boiler, cellar, high molded ceilings, good general condition, PEB: F, Not to be missed!

VANEAU LECOBEL
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Reference : 7834678

Price : 1 040 000 €

Surface : 2594 sq ft

Bedroom(s) : 4

Bathroom(s) : 2

Shower room(s) : 22

Garden : Yes

Cellar : Yes

Terrace : Yes

Availability : 03/05/2026 -
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