UNDER OFFER !! LOUISE/BAILLI – BOURGEOIS HOUSE OF ± 321 SQM + GARDEN

1 100 000 €

Ref 7847451

Ixelles - House 3455 sq ft



About this property

Ideally located between the Ixelles Ponds and Avenue Louise, magnificent Beaux-Arts style bourgeois house offering Â± 321 sqm gross floor area (according to the EPC). The property is composed as follows: Ground floor: Entrance vestibule, entrance hall of Â± 17 sqm with cloakroom of Â± 4 sqm, office of Â± 15 sqm suitable for a liberal profession, separate toilet, fully equipped kitchen of Â± 28 sqm with access to the Â± 71 sqm north-east facing garden. First floor: Landing of Â± 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 Â± 22 sqm with terrace. Second floor: Master suite including a bedroom of Â± 22 sqm with balcony, a dressing room of Â± 12 sqm and a bathroom of Â± 16 sqm, laundry room of Â± 7 sqm with washbasin and separate toilet.Third floor: Two bedrooms of Â± 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 HAESENDONCK, 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!

VANEAU LECOBEL
BRUSSELS SOUTH
G. Brugmann Square 10B
1050 Ixelles
ph +32 2 346 33 55
lecobel@vaneau-lecobel.be

Reference : 7847451

Price : 1 100 000 €

Surface : 3455 sq ft

Bedroom(s) : 4

Bathroom(s) : 2

Shower room(s) : 2

Garden : Yes

Cellar : Yes

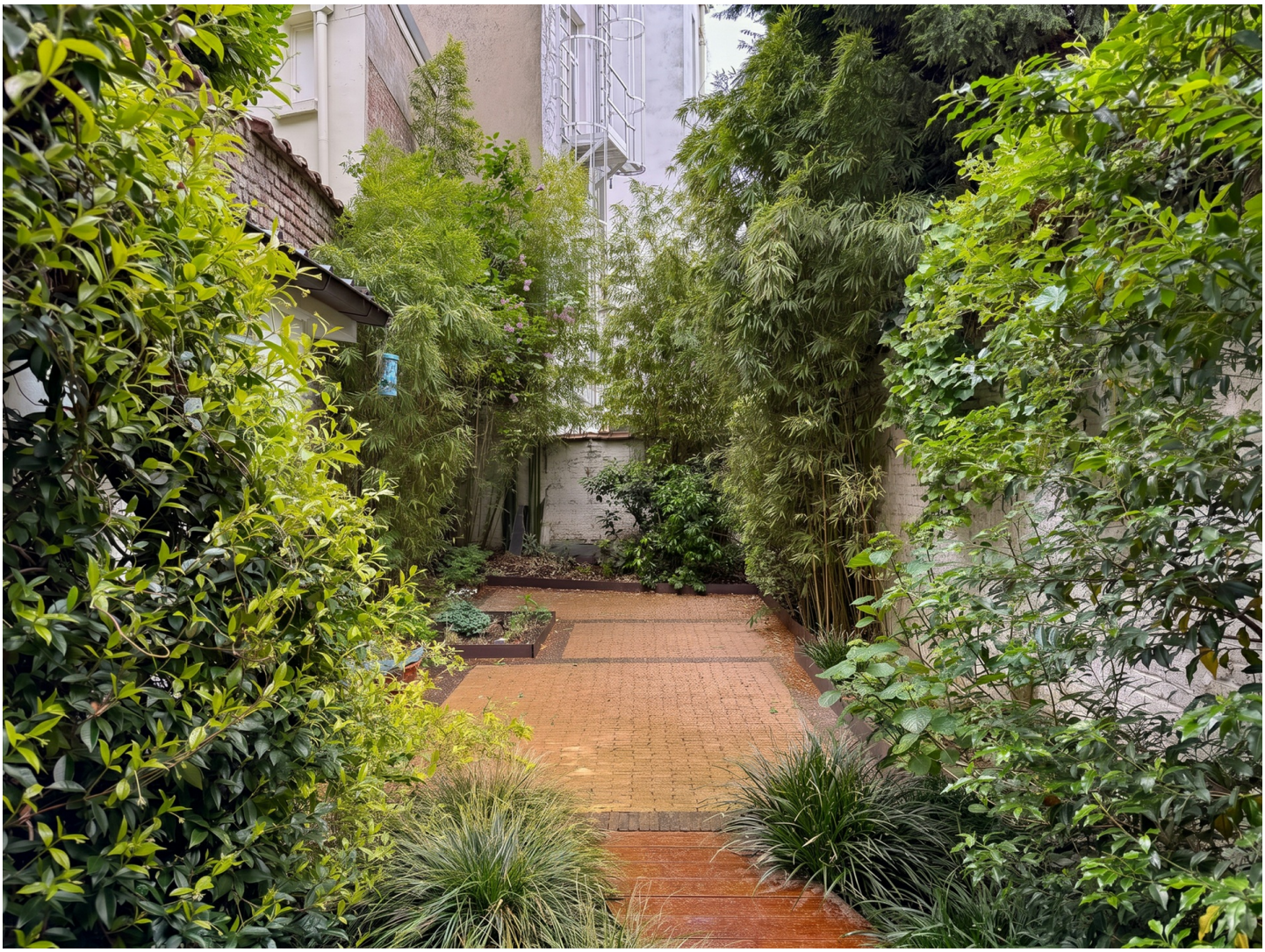
UNDER OFFER !! LOUISE/BAILLI – BOURGEOIS HOUSE OF ± 321 SQM + GARDEN

1 100 000 €

Ref 7847451

Ixelles - House 3455 sq ft







UNDER OFFER !! LOUISE/BAILLI – BOURGEOIS HOUSE OF ± 321 SQM + GARDEN

1 100 000 €

Ref 7847451

Ixelles - House 3455 sq ft

VANEAU LECOBEL
Real Estate Brussels



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**