



LIVING SURFACE

381 m<sup>2</sup>



LAND SURFACE

250 m<sup>2</sup>



BEDROOMS

5



BATHROOMS

4



TERRACE SURFACE

30 m<sup>2</sup>

## Spacious townhouse in perfect condition nearby Place Brugmann

 **1050 Elsene**

IN OPTION !!!


Beautiful townhouse (almost 400 sqm built) with lots of light and in perfect condition, located in one of the most sought-after areas of Ixelles, near Place Brugmann, Lepoutre, various shops and restaurants. This house with a beautiful facade, located on a plot of 250 sqm with perfect orientation, consist of: a very large living room with fireplace and a beautiful ceiling height, an equipped kitchen, 5 bedrooms, 4 bathrooms, an office with waiting room (for exercising a free profession), cellars, ... Many authentic elements have been retained such as mouldings, mantelpieces, the large window overlooking the garden, ... Recently entirely renovated. Electrical installation in accordance with current standards. A real coup de coeur! PEB D+

## Characteristics

### GENERAL

Type	house	City	Elsene
Price	€ 1.690.000	Living surface	381 m <sup>2</sup>
Land surface	250 m <sup>2</sup>	Terrace surface	30 m <sup>2</sup>
Bedrooms	5	Bathrooms	4
Floors	2	Available	vanaf akte
Construction year	1905	State	very good state
Garden surface	150 m <sup>2</sup>	Facades	2
Kitchen (type)	hyper equipped	Office	✓
Toilets	5	Laundry room	✓
Heating (type)	individual	Heating	gas (centr. heat.)
Neighborhood	residential area	Cellar	✓
Double glass	✓	PEB	166 kW/m <sup>2</sup>
		PEB category	D

### MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	Not announced
Urban destination	Not announced	Pre-emption right	Not announced
Subdivision permit	Not announced	 Flood prone area	not located in flood area

### FINANCIAL

Property tax	1403 €
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