



€ 2.450.000 | ELSENE | REF. 7234837



LIVING SURFACE

390 m²



BEDROOMS

4



BATHROOMS

5



GARAGES

1

Abbaye de la Cambre – Elegant 380 sqm house in a private and gated residence

1050 Elsene

Facing the Abbaye de la Cambre and near the Ixelles Ponds, in an exclusive and secure private enclave, Victoire-Junot is pleased to present this elegant 390 m² home to be completed and renovated.

The ground floor features an entrance hall with cloakroom and guest WC, an office, a service room or second office with potential for a professional practice, and a laundry room. A beautiful staircase leads to the first floor, which offers two living rooms with access to the garden, a dining room, and a kitchen.

On the second floor: a master suite with dressing room and bathroom, as well as an additional bedroom with its own bathroom. The top floor includes two more bedrooms and a shower room.

The house also offers numerous cellars and a garage for one car. All floors are served by an elevator. Possibility to acquire a second garage in the square (€150,000).

New slate roof with insulation and brand-new, custom-made window frames matching the original style throughout the house. A beautiful renovation project designed by Olivier Lempereur.

Characteristics

GENERAL

Type	house	City	Elsene
Price	€ 2.450.000	Living surface	390 m²
Bedrooms	4	Bathrooms	2
Shower rooms	3	Garages	1
Parkings	1	Floors	3
Available	vanaf akte	State	To be renovated
Garden surface	233 m²	Facades	3
Kitchen (type)	not fitted	Office area	12 m²
Toilets	5	Heating (type)	individual
Heating	condensation	Neighborhood	residential area
Neighborhood	central	Elevator	
Double glass		PEB	498 kW/m²
		PEB category	G

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 4596 €	Tenant charges 60 €
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