





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

Туре	house		
Price	€ 2.450.000		
Bedrooms	4		
Shower rooms	3		
Parkings	1		
Available	vanaf akte		
Garden surface	233 m²		
Kitchen (type)	not fitted		
Toilets	5		
Heating	condensation		
Neighborhood	central		
Double glass	V		

Elsene		
390 m²		
2		
1		
3		
To be renovated		
3		
12 m²		
individual		
residential area		
V		
498 kW/m²		
G		

MANDATORY INFO

Building permit Not announced		
Urban destination Not announced		
Subdivision permit Not announced		

Summons and recovery claim Not announced

Pre-emption right Not announced

Flood prone area

not located in flood area

FINANCIAL

Property tax 4596 €

Tenant charges 60€



