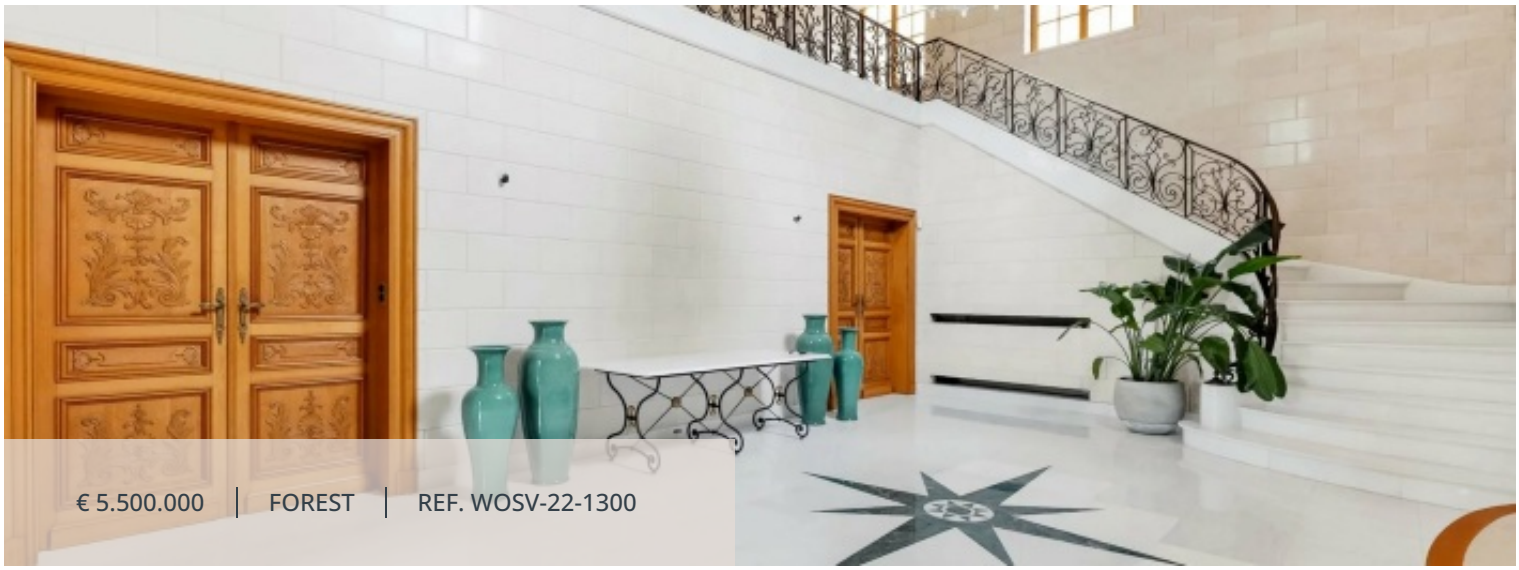
Victoire Junot

SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



€ 5.500.000 | FOREST | REF. WOSV-22-1300

| LIVING SURFACE | BEDROOMS | BATHROOMS | GARAGES | TERRACE SURFACE |
|---|---|---|---|---|
| 1300 m² | 6 | 6 | 1 | 130 m² |

# Prestigious residence in the heart of Brussels

**BESME 22 AVENUE, 1190 Forest**

Forest On the edge of a park, in the heart of Brussels, Victoire Junot presents this prestigious and elegant stone house from France located on a plot of approximately 49 acres without vis-à-vis. With approximately 1500m² built, it offers on the ground floor a sumptuous marble entrance hall with a height of 7 m, very large receptions (+- 240m²), featuring a panelled lounge with open fire, grand formal dining room, small dining room, a spacious professional kitchen "La Cornue" and an office. Upstairs, a magnificent mezzanine gallery, 6 en-suite bedrooms. In the basement, numerous cellars, sauna, double garage, versatile room, a concierge area including two bedrooms and a bathroom. Elevator. Heated swimming pool (8 x 15m²) Secured access gate, automatic shutters, anti-break-in windows on the ground floor. Parking for 10 vehicles outside. EPC E

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | House | City | Forest |
| Price | € 5.500.000 | Living surface | 1300 m² |
| Terrace surface | 130 m² | Heating | Fuel oil |
| Bedrooms | 6 | Bathrooms | 6 |
| Garages | 1 | Floors | 2 |
| Construction year | 1968 | State | Good condition |
| Facades | 4 | Bedroom | 38 m² |
| Bedroom | 31 m² | Bedroom | 24 m² |
| Bedroom | 21 m² | Bedroom | 18 m² |
| Bedroom | 18 m² | Kitchen | 33 m² |
| Bathroom | 6 | Office | 31 m² |
| Living room/dining area | 240 m² | Cellar | 6 |
| Lavatory | 7 | Terrace | 130 m² |
| Outdoor parking | 10 | Plot | 4950 m² |
| Intercom | | Swimming pool | |
| Alarm system | | Videophone | |
| Lift | | Disabled access | |
| Fireplace | | Double glazing | |
| Concierge | | Bike storage room | |
| TV distribution | | Sauna | |
| Bus | | Shops | |
| Primary school | | Train station | |
| Airport | | Highway | |
| Town centre | | Movies | |
| Nursery | | Secondary school | |
| Day care | | Bus hub | |
| Golf | | Hospital/clinic | |
| Doctor | | Metro | |
| Convention center | | Park | |
| Public parking | | Public pool | |
| Sea port | | On main road | |

| | |
|---|---|
| Sport center | |
| Taxi | |
| Tram | |
| Possibility of connecting : Water / Gas / Electricity | |
| EPC code | 552006-01-2 |
| Supermarket | |
| Tennis | |
| University | |
| PEB | 260 kW/m² |
| PEB category | E |

## 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 announced |

## FINANCIAL

| | |
|---|---|
| Price | € 5.500.000 |

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