



€ 1.195.000 | ELSENE | REF. 5637803



LIVING SURFACE

292 m<sup>2</sup>



LAND SURFACE

152 m<sup>2</sup>



BEDROOMS

6



BATHROOMS

4



GARAGES

1

## Châtelain: house with 6 bedrooms, garden and garage

 **1050 Elsenne**


Beautiful Brussels house, exceptionally well located in the heart of the neighborhood around Place de Châtelain. The house, with a gross surface of ± 300 sqm and divided into 5 levels, was built in 1903. Several renovation works were carried out over the years. Layout: at garden level: bedroom, shower room and multipurpose room. On the raised ground floor: entrance hall, lounge, dining room, fully equipped kitchen with access to the garden (currently used as a courtyard). On the second floor: 2 bedrooms of ± 23 and 17 sqm respectively. On the third floor: master bedroom with bathroom and dressing. On the fourth floor: 2 bedrooms and bathroom. The attic floor was converted into a room (to be regularized). Cellar. Desk and terrace on the mezzanine floor to be regularized. Garden of ± 25 sqm. Garage box in the immediate vicinity for 50,000 euros. PEB E-

## Characteristics

### GENERAL

Type	house	City	Elsene
Price	€ 1.195.000	Living surface	292 m <sup>2</sup>
Land surface	152 m <sup>2</sup>	Bedrooms	6
Bathrooms	3	Shower rooms	1
Garages	1	Floors	5
Available	vanaf akte	Construction year	1903
State	good state	Garden surface	25 m <sup>2</sup>
Facades	2	Kitchen (type)	hyper equipped
Office	✓	Office area	9 m <sup>2</sup>
Laundry room	✓	Toilets	3
Neighborhood	central	Heating (type)	individual
PEB	254 kW/m <sup>2</sup>	Heating	condensation
EPC code	20220512-0000612381-01-8	Cellar	✓
		PEB category	E

### MANDATORY INFO

Building permit	No license issued	Summons and recovery claim	No judicial remedial measure or administrative measure imposed
Urban destination	living zone	Pre-emption right	There is no pre-emption right for spatial planning
Subdivision permit	No sales permit	 Flood prone area	not located in flood area

### FINANCIAL

Property tax	1300 €
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