



€ 1.325.000 | ELSENE | REF. 5945091



LIVING SURFACE

 326 m<sup>2</sup>


LAND SURFACE

 137 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2

## CHATELAIN - renovated house with a lot of natural light

 **1050 Elsene**

Located near the Tenbosch Park, beautiful 1904 townhouse completely renovated in 2013, combining contemporary style with the cachet of a Brussels house.

With a total surface area of ±350 sqm the house is composed as follows:

Entrance hall leading to the living areas and the converted lower floor.

On the upper floor: bright living room with open fire and library overlooking the glass roof, separate study. Glass staircase leads to landscaped courtyard.

On basement level, on the garden side, super equipped kitchen and dining room. Plenty of storage space, and pantry. Street side: cloakroom/games room, laundry room and toilet.

1st floor: spacious master bedroom, dressing room and elegant bathroom.

2nd floor: 2 bedrooms with access to a southwest-facing terrace. The attic can be converted into a 4th bedroom.


A prize was awarded to renowned architects 'Lhoas et Lhoas' for the architectural structure on the rear façade.

## Characteristics

### GENERAL

Type	house	City	Elsene
Price	€ 1.325.000	Living surface	326 m <sup>2</sup>
Land surface	137 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Floors	2
Available	vanaf akte	Construction year	1904
State	very good state	Facades	2
Kitchen (type)	US hyper equipped	Toilets	3
Heating	gas	Neighborhood	central
Neighborhood	quiet	Double glass	✓
PEB	197 kW/m <sup>2</sup>	PEB category	D
EPC code	0000550133-01-8		

### 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 announced

### FINANCIAL

Property tax	2683 €
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