



€ 1.395.000 | ELSENE | REF. 6115438



LIVING SURFACE

 360 m²


LAND SURFACE

 306 m²


BEDROOMS

4



BATHROOMS

3



GARAGES

1

Ixelles. Elegant, perfectly renovated house

1050 Elsene

Ixelles-ULB. Just a stone's throw from the Bois de la Cambre, luminous house dating from 1957, perfectly renovated in 2012 to a very high standard. It has a surface area of ±360 m² spread over 4 levels + cellars, on a plot of 3.06 ares.

The first floor comprises a large entrance hall, a laundry room, a workshop and a large 2-car garage. Guest toilet.

1st floor: bright south-facing reception room, superbly equipped open kitchen, dining room and access to terrace.

2nd floor: master bedroom with dressing room and bathroom (bath, shower, 2 sinks and toilet), a 2nd bedroom with fitted closets, 1 bathroom and a study.

3rd floor: 2 bedrooms, bathroom and access to terrace.

Basement: storage cellar, boiler room, wine cellar.


Elegant house perfectly located and extensively renovated professionally and tastefully. PEB B-. Underfloor heating, elevator to all floors, rainwater tank, solar panels. alarm.

Characteristics

GENERAL

Type	house	City	Elsene
Price	€ 1.395.000	Living surface	360 m ²
Land surface	306 m ²	Bedrooms	4
Bathrooms	3	Garages	1
Floors	3	Available	vanaf akte
Construction year	1957	State	very good state
Garden surface	200 m ²	Facades	2
Kitchen (type)	US hyper equipped	Toilets	4
Laundry room	✓	Heating (type)	individual
		Heating	floor heating
Neighborhood	residential area	Neighborhood	quiet
Cellar	✓	Elevator	✓
Double glass	✓	PEB	83 kW/m ²
		PEB category	B
EPC code	20240805-0000686961-01-2		

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	2893 €
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