



€ 2.150.000 | ELSENE | REF. 6236539



LIVING SURFACE

 311 m²


LAND SURFACE

 335 m²


BEDROOMS

3



BATHROOMS

5



TERRACE SURFACE

 130 m²

Exceptional property in Châtelain, terraces, parking spaces

 **1050 Elsene**

Ideal location for this exceptional property in the heart of Châtelain, fully renovated in 2015 using quality materials and benefiting from high-end finishes. Featuring the latest innovations in energy performance, the house has an EPC rating of C. Spread over 3 floors, the property offers a surface area of ± 311 m² (according to EPC) and is composed as follows: on the ground floor, entrance hall and access to the parking spaces, on the 1st floor; reception rooms bathed in light opening onto a terrace of ± 65m², fully equipped open-plan kitchen by BOFFI, Gaggenau appliances, including a modular worktop and a bar, a master suite (bedroom, dressing room, bathroom, shower room) with a fireplace also connected to the reception rooms. A night hall, a bedroom with an adjoining shower room. On the second floor; a bedroom with an adjoining shower room. 2 terraces of ± 65 m². 3 parking spaces at a price of €50,000 each, including bicycle spaces and an electric charger. Possibility of acquiring 7 additional parking spaces at a price of €50,000 each. Electrical installations compliant with standards. EPC C.

Characteristics

GENERAL

Type	house	City	Elsene
Price	€ 2.150.000	Living surface	311 m ²
Land surface	335 m ²	Terrace surface	130 m ²
Bedrooms	3	Bathrooms	3
Shower rooms	2	Parkings (indoor)	3
Floors	3	Available	vanaf akte
Construction year	1930	State	very good state
Facades	4	Kitchen (type)	hyper equipped
Office	✓	Toilets	4
		Laundry room	✓
Heating (type)	individual	Heating	hot air pump
Neighborhood	central	PEB	127 kW/m ²
PEB category	C	EPC code	20240628

MANDATORY INFO

Building permit 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 Subdivision permit	 Flood prone area not located in flood area

FINANCIAL

Property tax 4035 €
