



€ 850.000 | ELSENE | REF. 6251693



LIVING SURFACE

 277 m<sup>2</sup>


LAND SURFACE

 238 m<sup>2</sup>


BEDROOMS

4



BATHROOMS

3

## House of 277sqm to renovate, 4 to 6 bedrooms, large garden of 158sqm

### 1050 Elsene

Exclusive to Victoire Properties - Ixelles, between Avenue Louise and Place Fernand Cocq, Master house of xm<sup>2</sup> with a 158m<sup>2</sup> garden, built between 1850 and 1874. In need of complete renovation.

The layout is as follows:

Ground floor : Entrance hall of 12m<sup>2</sup> facing a beautiful staircase, living area consisting of two adjoining rooms totaling 31m<sup>2</sup>, dining room of 13.25m<sup>2</sup>, separate kitchen of 8.8m<sup>2</sup>, stunning walled garden of 158m<sup>2</sup>, ideally south-facing, accessible from the ground floor.

First floor : master bedroom of 28m<sup>2</sup> with garden view and en-suite shower room, second bedroom of 16.4m<sup>2</sup>, a 6.1m<sup>2</sup> room that can be used as an office or converted into a water room.

Second floor : Third and fourth bedrooms of 13.2m<sup>2</sup> and 13.8m<sup>2</sup> each, a 6.1m<sup>2</sup> room that can again be used as an office or converted into a water room.

Third floor (attic) : Spacious area with the possibility of creating two additional bedrooms of 9m<sup>2</sup> and 16m<sup>2</sup>, respectively.


Basement : Large storage cellars, wine cellar, gas boiler.

## Characteristics

### GENERAL

Type	house	City	Elsene
Price	€ 850.000	Living surface	277 m <sup>2</sup>
Land surface	238 m <sup>2</sup>	Bedrooms	4
Bathrooms	3	Floors	3
Available	vanaf akte	Construction year	1850
State	to be renovated	Garden surface	158 m <sup>2</sup>
Facades	2	Kitchen (type)	separate
Toilets	3	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	central	Cellar	✓
PEB	392 kW/m <sup>2</sup>	PEB category	G
EPC code	20240909-0000689628-01-4		

### 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	2061.84 €
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