



€ 3.750 | ETTERBEEK | REF. 6649209



LIVING SURFACE

367 m<sup>2</sup>



LAND SURFACE

370 m<sup>2</sup>



BEDROOMS

5



BATHROOMS

2



GARAGES

1

## House at Etterbeek

 **Avenue Commandant Lothaire 69, 1040 Etterbeek**

Spacious high-end house of approximately 350 m<sup>2</sup> with 5 bedrooms, ideally located in Etterbeek, close to public transport, shops, schools, ULB/VUB universities, and European institutions, with quick access to major roads. On the ground floor, a large and beautiful entrance hall with cloakroom and toilet, two multipurpose spaces (offices, playroom, 15 and 10 m<sup>2</sup>) with access to the garden, a large garage, and cellars, including a wine cellar. On the first floor, a bright 70 m<sup>2</sup> living room with open fire and library, a 20 m<sup>2</sup> adjoining dining room, a fully equipped kitchen, and a 21 m<sup>2</sup> terrace with direct access to the garden. The second floor offers two spacious bedrooms (20 and 16 m<sup>2</sup>), a master suite with a 7 m<sup>2</sup> dressing room, a complete bathroom (bathtub, separate shower, double sink), and a separate toilet. The third floor includes two additional bedrooms (16 m<sup>2</sup>) with built-in storage, a bathroom with bathtub, shower, and double sink, a laundry space, an attic, and a separate toilet. The house also features a 200 m<sup>2</sup> garden, recent gas heating (2020), a water softener (2020), an alarm system, and fiber optic connectivity.


Available on 15/03/2025.

## Characteristics

### GENERAL

Type	house	City	Etterbeek
Price	€ 3.750	Living surface	367 m <sup>2</sup>
Land surface	370 m <sup>2</sup>	Terrace surface	25 m <sup>2</sup>
Bedrooms	5	Bathrooms	1
Shower rooms	1	Garages	1
Parkings (indoor)	1	Parkings	1
Floors	4	Available	onmiddellijk
Construction year	1952	State	very good state
Garden surface	200 m <sup>2</sup>	Facades	2
Kitchen (type)	hyper equipped	Office area	15 m <sup>2</sup>
Toilets	3	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	residential area	Neighborhood	residential area
Cellar	✓	Double glass	✓
PEB	168 kW/m <sup>2</sup>	PEB category	D

### 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

Tenant charges	100 €
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