

€ 795.000 | ELSENE | REF. 6733502



TERRACE SURFACE

150 m²



LIVING SURFACE

170 m²



BEDROOMS

3



BATHROOMS

2



LAND SURFACE

795 m²

±170 m² apartment in an Art Deco building

 **1050 Elsenne**

Ideally located in the heart of the city, near the Abbaye de La Cambre, this stunning character apartment is set within the iconic Art Deco building "Le Palais de la Folle Chanson," built in 1928 and designed by architect Courtens. The façades and common areas of the building are listed and registered as part of Brussels' architectural heritage.

The property benefits from three façades and offers a living area of ±170 m², for a total built area of ±200 m² (including two cellars and a maid's room of ±9.5 m²).

Layout: entrance hall, cloakroom and guest toilet, spacious receptions of ±46 m², fully equipped kitchen, study/office, 3 bedrooms, 2 bathrooms.


Maid's room of ±9.5 m² located on the 7th floor. Two cellars of ±4 m² each in the basement. EPC F

Characteristics

GENERAL

Type	flat	City	Elsene
Price	€ 795.000	Living surface	170 m ²
Land surface	795 m ²	Terrace surface	150 m ²
Bedrooms	3	Bathrooms	1
Shower rooms	1	Floor	1
Floors	7	Available	vanaf akte
Construction year	1928	State	good state
Facades	2	Kitchen (type)	hyper equipped
Office	✓	Toilets	3
Heating	condensation	Heating (type)	collective
Neighborhood	residential area	Neighborhood	central
Elevator	✓	Cellar	✓
PEB	314 kW/m ²	Double glass	✓
EPC code	20250422-TEST	PEB category	F

MANDATORY INFO

Building permit License issued	Summons and recovery claim no legal correction 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 516.62 €

