



€ 1.950.000 | ELSENE | REF. 6828225



LIVING SURFACE

450 m<sup>2</sup>



LAND SURFACE

312 m<sup>2</sup>



BEDROOMS

6



BATHROOMS

5



TERRACE SURFACE

40 m<sup>2</sup>

## Renovated mansion with garden

 **1050 Elsenne**

Ixelles – Place Brugmann, Victoire-Junot presents this magnificent maison de maître in perfect condition, offering high-quality features and finishes. This exceptional property includes an elevator, a stunning city garden, and a fully renovated rear house perfect for hosting guests. Layout:

Ground floor: Spacious reception rooms of ± 60 m<sup>2</sup>, a fully equipped open-plan kitchen, all opening onto the beautiful garden. There is also a guest powder room.

Upper floors: A large master suite with a generous dressing room and a full bathroom (bathtub, shower, toilet, and bidet), four additional bedrooms, one bathroom, two shower rooms, and superb terraces with views over a lovely interior courtyard.


Rear house: Fully renovated, ideal as an office, guest room, or guesthouse. PEB F. A new PEB is in progress (new window frames).

# Characteristics

## GENERAL

Type	house	City	Elsene
Price	€ 1.950.000	Living surface	450 m²
Land surface	312 m²	Terrace surface	40 m²
Bedrooms	6	Bathrooms	5
Floors	4	Available	mits inachtneming huurders
Construction year	1900	State	Very good state
Garden surface	125 m²	Facades	2
Kitchen (type)	US hyper equipped	Office	✓
Toilets	4	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	residential area	Neighborhood	city
Cellar	✓	Elevator	✓
Double glass	✓	PEB	318 kW/m²
EPC code	0000348481-01-9	PEB category	F

## MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	 Flood prone area
Not announced	not located in flood area

## FINANCIAL

Tenant charges
100 €

