




LIVING SURFACE  
730 m<sup>2</sup>



LAND SURFACE  
340 m<sup>2</sup>



BEDROOMS  
6



BATHROOMS  
4

## Magnificent Master House just a stone's throw from the Cinquantenaire Park

 1030 Schaerbeek

Victoire Junot presents, on Place Jamblinne de Meux, just a stone's throw from Cinquantenaire Park and the European Institutions, a magnificent Master House dating from the 1910s, beautifully restored in 2009/2010, with a rear house. This character property offers a gross surface area of approximately 620 m<sup>2</sup> for the main house and 110 m<sup>2</sup> for the rear house, which is currently rented out.

You will be charmed by its unique style and authentic character.

The main house includes 5 bedrooms, 3 bathrooms, office and reception spaces, an elevator, and a beautiful fully equipped kitchen.

A small garden connects the main building to the rear house, which features 1 bedroom, 1 bathroom, a living/dining room, and an independent kitchen.

Energy performance: E – Electricity in compliance.

A unique property not to be missed!!

## Characteristics

### GENERAL

|                |                       |                   |                    |
|----------------|-----------------------|-------------------|--------------------|
| Type           | house                 | City              | Schaarbeek         |
| Price          | € 1.950.000           | Living surface    | 730 m <sup>2</sup> |
| Land surface   | 340 m <sup>2</sup>    | Bedrooms          | 6                  |
| Bathrooms      | 4                     | Floors            | 3                  |
| Available      | vanaf akte            | Construction year | 1910               |
| State          | Very good state       | Facades           | 2                  |
| Kitchen (type) | hyper equipped        | Office            | ✓                  |
| Toilets        | 5                     | Laundry room      | ✓                  |
| Heating (type) | individual            | Heating           | gas                |
| Neighborhood   | central               | Cellar            | ✓                  |
| Elevator       | ✓                     | Double glass      | ✓                  |
| PEB            | 219 kW/m <sup>2</sup> | PEB category      | E                  |
| EPC code       | 202212260000629662018 |                   |                    |

### MANDATORY INFO

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

### FINANCIAL

|              |
|--------------|
| Property tax |
| 7642 €       |

