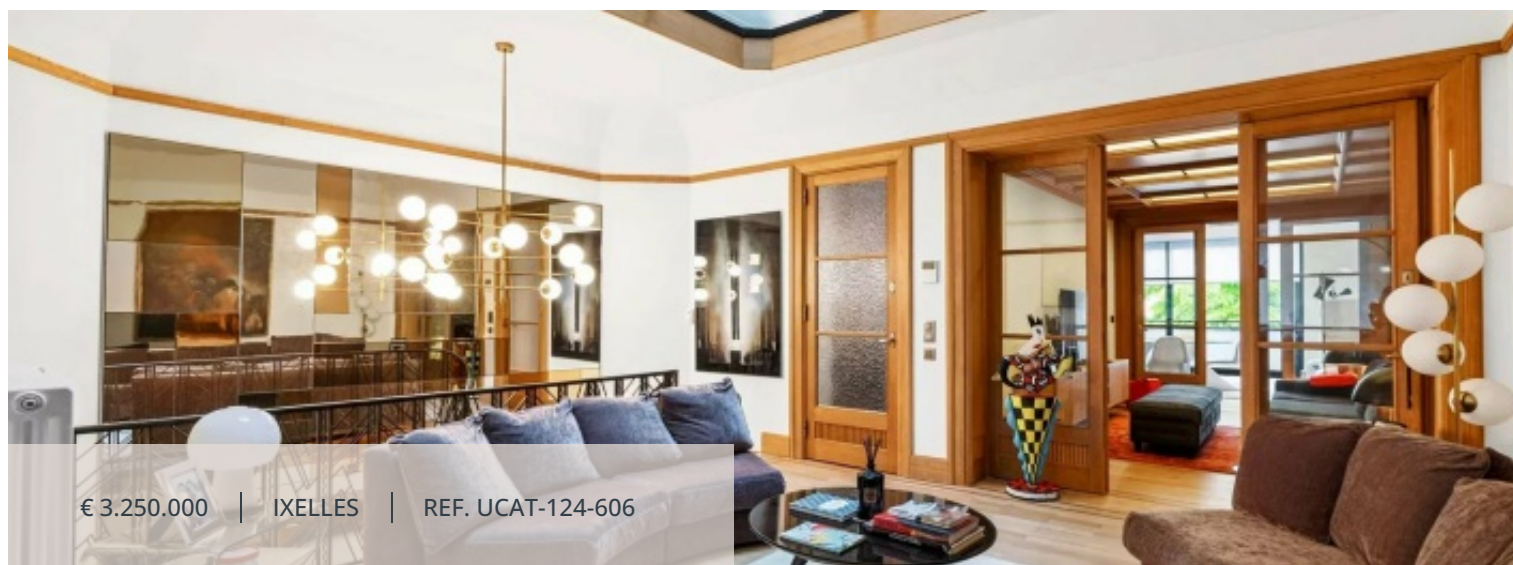




LIVING SURFACE

606 m²



BEDROOMS

6



BATHROOMS

6



TERRACE SURFACE

45 m²

Molière – Renovated mansion with outbuilding and garden

 **MOLIÈRE 124 AVENUE, 1050 Ixelles**

Victoire - Junot presents a truly exceptional mansion, built in 1926 and completely redesigned in 2018 with an elegant, timeless Art Deco spirit. Spread over five levels and serviced by an elevator, this unique property seamlessly blends historic charm with top-of-the-line amenities. From the entrance, a spacious hall, refined office, and kitchen opening onto a terrace set the tone. The landscaped garden leads to a separate 100 m² guest house — ideal for visitors, staff, or a private workspace. The first floor features three bright and generous reception rooms: a grand living room, a dining room with terrace, and a cosy TV lounge — perfect for entertaining. The upper floors host five luxurious suites (30–45 m²), each with en-suite bathroom, toilet, and custom dressing room. High-end features include a rooftop with bar and open views, multiple terraces, gas heating, double-flow ventilation, excellent insulation, noble materials (wood, marble, original terrazzo), skylights, full basement, water softener, and outdoor parking. A rare and versatile property (EPC: D), ideal as a prestigious family home or luxury guesthouse. Sale possible through share transfer. Registered in the cadastre of Forest.

Characteristics

GENERAL

Type	House
Price	€ 3.250.000
Terrace surface	45 m²
Bedrooms	6
Floors	5
Renovation year	2018
Facades	2
Bedroom	26 m²
Bedroom	26 m²
Kitchen	28 m²
Office	14 m²
Terrace	45 m²
Garden	25 m²
Alarm system	
Double glazing	
Bus	
Primary school	
Possibility of connecting : Water / Gas / Electricity	
EPC code	680678-01-4

City	Ixelles
Living surface	606 m²
Heating	Gas
Bathrooms	6
Construction year	1926
State	Excellent condition
Bedroom	32 m²
Bedroom	29 m²
Bedroom	28 m²
Bathroom	6
Lavatory	8
Living room/dining area	32 m²
Intercom	
Videophone	
Lift	
Shops	
Sport center	
PEB	172 kW/m²
PEB category	D

MANDATORY INFO

Building permit
Not announced
Urban destination
Not announced
Subdivision permit
Not announced

Summons and recovery claim
Not announced
Pre-emption right
Not announced
 Flood prone area
Not announced

FINANCIAL

Price
€ 3.250.000

