



€ 1.650.000 | SAINT-GILLES | REF. XLNL-6-459-NEW



LIVING SURFACE

459 m²



BEDROOMS

6



BATHROOMS

3

Place Stephanie, splendid fully renovated townhouse

1060 Saint-Gilles

Ideally located close to Place Stephanie, this elegant fully renovated townhouse with a particular focus on heritage research and rehabilitation, with a total area of ± 459 m² gross, harmoniously combines the charm of the old with contemporary comfort. It consists of the following: on the ground floor, an entrance hall leads to large, bright receptions including a living room, a dining room, and a fully equipped kitchen with access to a pleasant paved courtyard in Cristal de Val Saint Lambert. On the mezzanine, an office with an adjacent shower room. On the first floor: a small lounge/bedroom, another bedroom, and a bathroom. On the second floor, two bedrooms have been created in the styles of Napoleon III and Art Deco, with the bathroom featuring original elements by architect "Van Huffel" of the Koekelberg Basilica. The top floor offers a privileged living environment with two superb south-west facing terraces, a small lounge/bedroom, another bedroom, and a bathroom. An elevator serves all levels, ensuring optimal comfort daily. Fully redesigned and carefully renovated, this property charms with its volumes, brightness, and the refinement brought to each space. Offering an exceptional living environment in the heart of the city. PEB D. To discover without further delay at Victoire Junot!

Characteristics

GENERAL

Type	House	City	Saint-Gilles
Price	€ 1.650.000	Living surface	459 m²
Heating	Gas	Bedrooms	6
Bathrooms	3	Floors	3
Construction year	1874	Renovation year	2016
State	Excellent condition	Facades	2
Bathroom	3	Lavatory	3
Air-conditioning		Fireplace	
Double glazing		Double flow ventilation	
Lift		Digicode	
Videophone		Bus	
Town centre		Shops	
Nursery		Day care	
Train station		Doctor	
Supermarket		Tram	
Possibility of connecting : Water / Gas / Electricity		PEB	171 kW/m²
		PEB category	D
EPC code	202508290000725599010		

MANDATORY INFO

Building permit	Summons and recovery claim
License issued	Summons issued
Urban destination	Pre-emption right
Not announced	Pre-emption right spatial planning available
Subdivision permit	 Flood prone area
Subdivision permit	Non-flood zone

FINANCIAL

Price	Land registry reference
€ 1.650.000	21013B0011/00Y004 €

