SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
223 m²	4	3	30 m²

LOUISE: charming renovated rear house

1050 Bruxelles

Victoire-Junot is delighted to present this charming house on an inner block (formerly a carriage house), completely renovated with taste and high-quality materials. Ideally located a stone's throw from the Bois de la Cambre, it offers ±223 m² of living space and immediately charms with its harmonious layout, meticulous finishes, and absolute tranquility. The ground floor consists of an entrance hall with cloakroom and separate toilet, a very cozy living room of ±52 m² with open fireplace giving access to a pleasant terrace of ±30 m², a fully equipped open kitchen (Miele) and an office or TV room of ±16 m². On the first floor, a spacious landing leads to a master suite of ±40 m² with en-suite bathroom, a second bedroom of ±14 m² currently converted into a large dressing room, also with its own bathroom, and a separate toilet. The second floor has an attic converted into two attic bedrooms of ±11 m² each, one of which has a shower and sink. Possibility to purchase a parking space for €50,000. PEB: E. A rare and secluded character house offering a peaceful and elegant living environment in close proximity to the most beautiful green spaces in Brussels—a real gem!

Characteristics

GENERAL

Type	House	City	Bruxelles
Price	€ 895.000	Living surface	223 m²
Terrace surface	30 m²	Heating	Gas
Bedrooms	4	Bathrooms	3
Floors	2	Construction year	1945
Renovation year	2019	State	Excellent condition
Facades	3	Bedroom	40 m²
Bedroom	14 m²	Bedroom	11 m²
Bedroom	11 m²	Bathroom	3
Office	16 m²	Lavatory	2
Terrace	30 m²	Living room/dining area	52 m²
Double glazing		Airport	
Highway		Bus	
Town centre		Movies	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Bus hub		Golf	
Hospital/clinic		Doctor	
Metro		Convention center	
Park		Public parking	
Public pool		Ski slope	
Sea port		On main road	
Sport center		Supermarket	
Taxi		Tram	
University		Possibility of connecting : Water / Gas / Electricity	
PEB	258 kW/m²	PEB category	E
EPC code	0000523365-01-6		

MANDATORY INFO

Building permit
Not announced

Summons and recovery claim
Not announced

Urban destination
Not announced

Pre-emption right
Not announced

Subdivision permit
Not announced

Flood prone area
Not announced

FINANCIAL

Price
€ 895.000

Syndicate fees
500 €

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