

Hôtel particulier Ixelles 492 m²



PRIX DE VENTE : 1 650 000 €

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DESCRIPTION

Located just a stone's throw from the prestigious Place Brugmann, discover this sumptuous mansion offering a total surface area of $\pm 492 \text{ m}^2$ (according to EPC data). Combining period charm with generous volumes, it will capture your heart with its authenticity and highly sought-after location.

The property is laid out as follows:

Ground Floor: Reception Areas & Outdoors

An elegant entrance hall, an office/library, a vast living room with a fireplace insert, a dining room, a spacious kitchen of $\pm 16 \text{ m}^2$ with a back-kitchen and laundry space, as well as a guest toilet. A veranda gives access to the $\pm 120 \text{ m}^2$ South-West facing garden.

Upper Floors: Private Quarters

Mezzanine level: Cloakroom area and a large separate toilet of $\pm 9 \text{ m}^2$.

1st Floor: Master bedroom of $\pm 31 \text{ m}^2$ opening onto a South-West facing terrace of $\pm 11.5 \text{ m}^2$ with its own en-suite bathroom ($\pm 10 \text{ m}^2$), and a second large bedroom or study of $\pm 31 \text{ m}^2$.

2nd Floor: 2 spacious bedrooms ($\pm 24.5 \text{ m}^2$ and $\pm 19.5 \text{ m}^2$) and a bathroom with toilet.

Top Floor: A beautiful bedroom of $\pm 19 \text{ m}^2$, an attic room of $\pm 8 \text{ m}^2$, and a toilet.

Basement: Leisure & Technical Spaces

A complete entertainment area featuring a home cinema, a playroom, and a fitness room. Separate toilet, storage cellars, and a boiler room.

Technical Features:

High-performance gas condensing boiler (installed in 2019). Air conditioning in several bedrooms, single and double glazing, EPC E.

Information provided for guidance only and is non-contractual.

For any further information or to arrange a viewing, please contact Alexandre Merlen at +32 488 782 480.

CARACTÉRISTIQUES

Type de bien :	Hôtel particulier	Surface :	492.0 m ²	NB de pièces :	6 rooms
NB de chambres :	5 bedrooms				



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