COLDWELL BANKER
EUROPA REALTY

House Ixelles 850 m²



SALE PRICE : 2 400 000 €

EMAIL : BRUSSELS.SOUTH@COLDWELLBANKER.BE

EXCLUSIVITY

Chaussée de Saint-Job 546
Belgium, 1180, Uccle

PHONE : +3223730150
brussels.south@coldwellbanker.be

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DESCRIPTION

Located just a short distance from Avenue Louise and Place du Châtelain, this townhouse dating from approximately 1899 offers more than 850 sqm of space on a plot of approximately 720 sqm.

The property stands out for its façade, designed by a renowned architect, as well as for the many preserved period features, including stained-glass windows, marble fireplaces, columns, decorative mouldings, parquet flooring and an oak staircase.

The ground floor comprises an entrance hall, a staircase hall with stained-glass windows, a meeting room of approximately 55 sqm, an office of approximately 39 sqm, a concierge area of approximately 8 sqm and a kitchen of approximately 9 sqm. The mezzanine level accommodates the sanitary facilities.

On the first floor, a spacious landing provides access to two executive offices of approximately 28 sqm and 26 sqm, each with a balcony, as well as an additional room. The second floor comprises an open-plan area of approximately 70 sqm and a rear room that could be converted into residential accommodation.

The attic level offers approximately 130 sqm. The basement provides a further 54 sqm and includes an English courtyard, an external staircase, a boiler room, cellars and technical rooms.

Subject to obtaining the required permits, part of the basement and attic could potentially be further developed for office or residential use.

At the rear, the former stables are arranged around a covered courtyard and comprise a three-bedroom house of approximately 117 sqm, an archive area of approximately 77 sqm and a warehouse of approximately 34 sqm. The property also includes eight parking spaces.

A gas condensing boiler, an alarm system, shutters and an insulated roof complete the property.

A property suitable for a variety of uses, offering numerous possibilities for refurbishment and further development in a sought-after area of Brussels. Information provided for guidance only and is non-contractual.
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FEATURES

Property type:	House	Area:	850.0 m²	Number of rooms:	15 rooms

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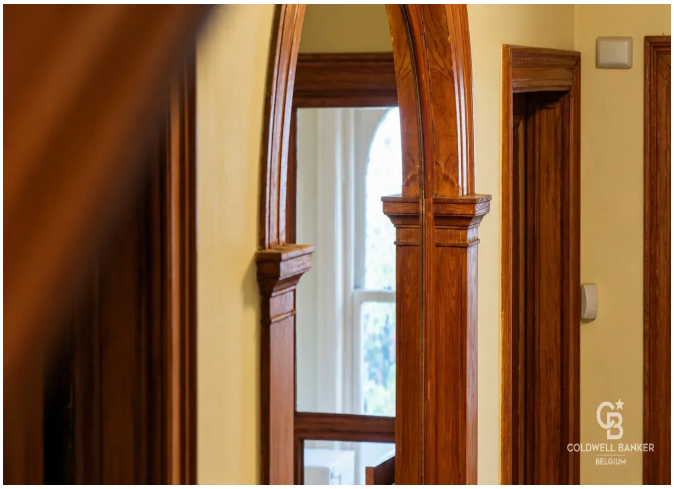
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