

Maison Ixelles 300 m²



PRIX DE VENTE : 1 695 000 €

EMAIL : BRUSSELS.SOUTH@COLDWELLBANKER.BE

DESCRIPTION

Located in one of the capital's most sought-after neighbourhoods, a stone's throw from Place Brugmann and Avenue Lepoutre, this fully renovated three-unit investment property offers a rare investment opportunity. It combines a prime location, impeccable renovation standards and a particularly attractive rental potential of around €6,300 per month.

The building comprises the following:

- A ground-floor duplex of approximately 120 m², comprising two bedrooms and a pleasant private courtyard, on the ground floor and first floor, EPC rating E, CO₂ 46
- On the first floor, a one-bedroom flat of approximately 55 m², EPC rating E-, CO₂ 53
- An upper duplex of approximately 120 m², with two bedrooms and an office space, EPC F, CO₂ 59

The complete renovation of the building includes: new, compliant electrical installations, recent individual gas boilers, new window frames, fully fitted kitchens and individual meters for water, electricity and heating.

All EPC ratings can be upgraded to D by insulating the party wall (surveyor's report).

Full details available on request, reference RU2024/119-RUA56/28.

The information is provided for information purposes only and is not contractually binding.

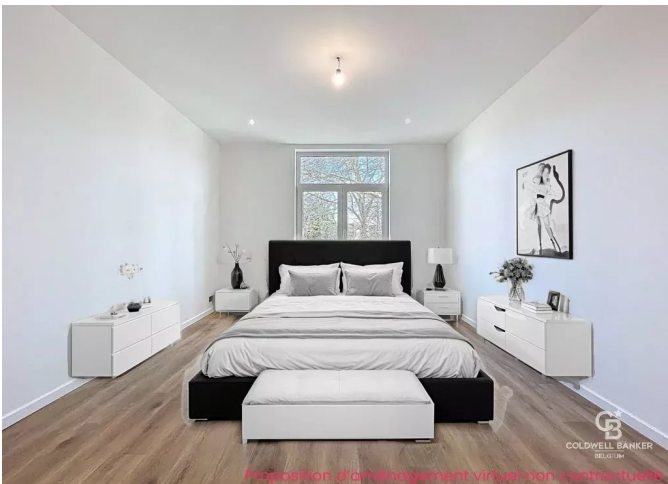
Enquiries & Viewings: alexandre.merlen@coldwellbanker.be - +32 488 78 24 80.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	300.0 m ²	NB de pièces :	9 rooms
NB de chambres :	5 bedrooms				



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