



Plot area 110 m² | Area 280 m² | 3 Bathroom(s) | 5 Bedroom(s) |

Description

A characterful, high-quality townhouse in a prime location near Rue des Tongres and Parc du Cinquantenaire. Located in one of Brussels' most sought-after neighbourhoods, this stunning townhouse perfectly blends authenticity with modern comfort. Refreshed up with an eye for detail and a commitment to preserving its character, the property offers generous spaces, plenty of natural light and exceptional flexibility in terms of use. The property features no fewer than 5 bedrooms, a walk-in wardrobe, 3 bathrooms/shower rooms and a separate study. On the ground floor, you can enjoy a cosy living area with a fireplace, an elegant dining room and a spacious, fully equipped kitchen overlooking the pleasant south-west facing courtyard garden. The combination of high ceilings, wooden floors and authentic features creates a warm and stylish atmosphere throughout the entire property. The upper floors offer comfortable bedrooms, a luxurious master suite with a dressing room and en-suite bathroom, as well as additional rooms that are perfect for use as children's rooms, guest rooms or hobby rooms. Located within walking distance of shops, restaurants and public transport, and close to the leafy Parc du Cinquantenaire, this property enjoys an ideal location for those seeking a peaceful yet central place to live. A unique property for those seeking space, character and a prime location in Brussels. EPC: 256 kwh/m²/jaar (E-).

General

Habitable surface	280 m ²
Surface area of land	110 m ²
EPC	256 kWh/m ² /jaar
EPC category	E-
Year of construction	1885
Renovation year	2006
State	Perfect state

Urban planning information

Building permit	Not applicable
Summons and recovery claim	Not applicable
Urban development destination	Requested
Pre-emption right	Not applicable
Subdivision permit	Not applicable
Flood-prone area	Niet gelegen in een overstromingsgevoelig gebied
G-score:	In application
P-score:	In application

Comfort

Bedroom(s)	5
Bathroom(s)	3
Heating	Central gas
Electricity certificate	Yes, not-conform
Water connection	Ja
Gas connection	Ja
Rear facade orientation	South West

Financial

Price	€ 845.000
Cadastral Income	€ 1.246



