

BRUXELLES



Property in the Jardin du Roi district

CHF 4'210'000.-



6



757 m²

n° ref. **035646**



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SITUATION AND DESCRIPTION

In the heart of the sought-after Jardin du Roi and Etangs d'Ixelles district, architect Ernest Delune's personal home, built around 1890, was completely renovated in 2016 while preserving the charm and authenticity of the building's original features.

Benefiting from a unique location, it develops a surface area of $\pm 757 \text{ m}^2$ behind a 12-meter-wide facade and features a double entrance.

The entrance via the main hall leads on one side to an office and on the other to a dining room extending into a dinatory kitchen with a luminous glass roof, and a second office with an interior courtyard.

The middle floor has been converted into a duplex apartment with separate access via the inner courtyard.

The second floor comprises a vast double living room with fireplace (ethanol), a library lounge and a bar/music area opening onto a balcony.

The second floor offers a master suite with bedroom, dressing room and bathroom, complemented by a sitting area.

The intermediate second floor offers a bathroom and dressing room. The third floor includes a bedroom with its own bathroom and two further bedrooms sharing a bathroom.

The fourth and top floor has two bedrooms, a bathroom and a toilet.

Other features: elevator from 1st to 3rd floor, alarm, 3 garages with separate entrances, built-in storage, cellars under the entire house, wine cellar, laundry

room.

The Jardin du Roi offers a green and relaxing setting, known for its proximity to restaurants and shops. A good compromise between nature and the city.

Easy, fast access to public transport.

SURFACES

Living area	757 m ²
Surface of parcel	378 m ²

CHARACTERISTICS

Number of bedrooms	6
Second home	Authorized
Parking places	Not available

FINANCIAL DATA

Price

CHF 4'210'000.-

Availability

To be discussed

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