

**Great investment project :****€ 1.050.000**

Chaussée De Boondael 80, 1050 Ixelles



IMMO ID BRUXELLES offers you an attractive investment project "main front building with annex and rear building to renovate" located a stone's throw from the Étangs d'Ixelles, Place Flagey and Boulevard Général Jacques.

Lawful use of the property according to "Analyse Technique Urbanistique":

Street-front building: 3 apartments, cellars and attic space

Back building: workshop (productive activity) and 2 dwellings

Today, there are 11 housing units:

- Front building :

Front ground floor souplex (+/- 48 m2): G - Rear ground floor (in progress): (in progress)

Front 1st floor (+/- 33 m2): F - Rear 1st floor (+/- 36 m2): G

2nd floor front (+/- 30 m2): G - 2nd floor rear (+/- 36 m2): G

3rd front floor (+/- 33 m2): G - 3rd rear floor (+/- 22 m2): G

- Rear building :

Ground floor (+/- 111 m2): D

1<sup>st</sup> floor (+/- 56 m2) : D-

2nd floor (+/- 38 m2): F

Entities are equipped with individual meters (gas and electricity), double-glazed windows, and an individual gas boiler.

Remarks:

8 households according to the history of domiciliations by floor prior to 1993

8 units based on cadastral equalization from 1970 to 1975.

Exclusive to IMMO ID

Price: €1,050,000

To discover!

Non contractual information

## Characteristics

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#### GENERAL

Address:	Chaussée De Boondael 80 1050 Ixelles
Price:	€ 1.050.000
Facade width:	5.5 m
Cadastral income:	€0
Availability:	To be established

#### COMFORT

#### EPC

Heating:	Individual	EPC level:	Not Disclosed
Kitchen:	Not communicated		
Glazing:	Double		
Window frame:	Pvc		

#### ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	Requested
Pre-emption right:	Requested
Subdivision permit:	Requested
Flood-sensitive area:	Not yet requested