Beautiful master house on a prime location in the EU quarter

€ 675.000

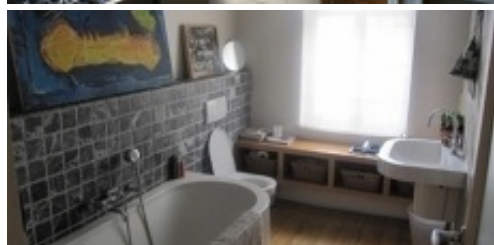Rue Des Gravelines 46, 1000 Brussel

🛏 7   111 m²   260 m²

Beautiful Brussels master house at a very good location in the European district. Currently the property is rented out as a co-location. With minor adjustments (removal of partition walls) the property can be fully reoccupied as a single family home. The house has a wide potential with spacious and bright rooms, living space, equipped kitchen, 4 bathrooms, a roof terrace and cozy city garden (30m²). Currently there are 7 rooms all short term rented with an income of +/- € 42,000 per year. Electrical installation compliant and condensation boiler (2017). Close to several access roads, public transport, European institutions, shops and schools.

Characteristics

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GENERAL

Address:	Rue Des Gravelines 46 1000 Brussel
Price:	€ 675.000
Ground area:	111 m²
Habitable surface:	260 m²
Facade width:	5 m
Number of bedrooms:	7
Number of bathrooms:	4
Construction year:	1915
Cadastral income (indexed):	3149
Cadastral income:	€1703
Availabilty:	Lease contract to respect

LAYOUT

Basement:	11 m²
Bedroom 1:	9 m²
Toilet 1:	1 m²
Bathroom 1:	3.7 m²
:	3 m²
Open Kitchen:	19 m²
:	15 m²
:	17 m²
Living:	15 m²
Kitchen:	18 m²
Bathroom 1:	7 m²
Bedroom 2:	27 m²
:	7.2 m²
Bedroom 3:	22 m²
Bathroom 2:	4 m²
Bedroom 4:	9 m²
Bedroom 5:	15.5 m²
Bathroom 1:	2.5 m²
:	7.2 m²
Attic:	25.5 m²
Garden:	30 m²
Terrace:	9.5 m²

COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Single and Double
Window frame:	Wood

EPC

EPC:	295 kWh/m²
EPC level:	F

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ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not yet requested