

Charming house for sale

Rue Alphonse Hottat 55 1050 Ixelles

€ 975.000

5 3 295 m² 100 m² 192 m² 1



Description

Beautiful house with character (built in 1923) full of charm and authenticity. The house consists, on the ground floor, of a spacious living room of +/- 68m² with a separate kitchen and access to the terrace and garden, a cloakroom, and a guest toilet with shower. On the entresol, bathroom of +/-13m² and separate toilet. On the first floor, bedroom 1 of +/-22m², bedroom 2 of +/-21m², and bedroom 3 of +/-8m². On the second floor, bedroom 4 of +/-22m², bedroom 5 of +/-15m², and a shower room with sauna and hammam. In the basement, several cellars and a spacious laundry room. The house is in good condition, although renovation is recommended, mostly on the upper floors. A charming property with beautiful authentic features. A closed garage is available for €40,000. Detailed viewing on www.keystones.be - Not to be missed!

Details

General information

Construction year
1923

Renovation
1997

State
Good state

Type of construction
Attached

Floors
2

Garden
100 m²

Terraces
1

Garage
Yes

Garages
1

Layout

Living room
67 m²

Kitchen
Separate

Bureau
Yes

Bedroom 1
22 m²

Bedroom 2
21 m²

Bedroom 3
8 m²

Bedroom 4
22 m²

Bedroom 5
15 m²

Bathroom
shower and bath tub

Shower rooms
2

Toilets
4

Cellar
Yes

Laundry
Yes

Attic
Yes

In the proximity

Environment
Residential area

Shops nearby
Yes

School nearby
Yes

Public transport nearby
Yes

Dimensions

Ground area
192 m²

Habitable surface
295 m²

Surface main building
295 m²

Width at the street
7 m

Front width
7 m

Comfort

Handicap friendly
Yes

Parlophone
Yes

Elevator
No

Pool
No

Energy

EPC
340 kWh/m²

CO2 emission
89kg CO2/m²

Windows
Wood

Electricity certificate
Yes, not conform

Heating type
Oil (centr. heat.)

Heating
Individual

Financial

Price
€ 975.000

Land registry income
€ 2.121

Indexed land registry income
€ 4.761

Land tax
€ 2.441

Liberal profession possible
Yes

Reference
Hottat 55

Available
At the contract

Spatial planning

Destination
Not disclosed

Building permission
Not disclosed

Intimation
Not disclosed

Parcelling permission
Not disclosed

Right of pre-emption
Not disclosed

Flooding area
Not located in flood area