



## Mansion for investors - coliving spaces

Square Léopold 27, 1020 Laeken

# FIERCE

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<b>Reference</b>	COLOCATION SQUARE LEOPOLD
<b>Price</b>	€ 900.000
<b>Ground surface</b>	723m <sup>2</sup>
<b>Living surface</b>	285m <sup>2</sup>
<b>Terrace surface</b>	18m <sup>2</sup>
<b>Bedrooms</b>	9
<b>Bathrooms</b>	7

## Description

Are you an investor looking for a good return (4.5% NET), without having to worry about anything? Fierce Immo is proud to present this exclusive Mansion, built at the beginning of the 20th century and converted into a coliving space. It extends over 4 floors and a surface area of 285 sqm. The ground floor is dedicated to the common spaces: a fully-equipped kitchen, a spacious, bright living and dining room for the comfort of the tenants. The rest of the house is made up of 9 bedrooms, all of them very pleasant, spacious and bright, and most of them with individual showers. Upstairs, you'll find a coworking space for your hardest-working tenants! In the basement, you'll find two further rooms for conversion (relaxation area) and a laundry room with two washing machines and a tumble dryer. The icing on the cake is the unoverlooked, west-facing garden, which is the jewel in this house's crown. In the peace and quiet of a residential area, your tenants will have easy access to the city centre via the nearby public transport network (Metro 6, Tram 19, bus, etc.). Would you like a presentation of this investment opportunity? Call us today on 02 / 420 65 01.

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## Essential info

<b>Reference</b>	COLOCATION SQUARE LEOPOLD
<b>Type</b>	House
<b>Ground surface</b>	723m <sup>2</sup>
<b>Living surface</b>	285m <sup>2</sup>
<b>Terrace surface</b>	18m <sup>2</sup>
<b>Garden surface</b>	105m <sup>2</sup>
<b>Year of construction</b>	1912
<b>Year of renovation</b>	2022
<b>Availability</b>	Immediately

## Required info

<b>EPC Value</b>	518
<b>EPC Label</b>	G
<b>EPC Code</b>	202104290000587847018
<b>Urban planning destination</b>	Unknown
<b>Urban planning permit</b>	Yes
<b>Subdivision permit</b>	Yes
<b>Summons</b>	No
<b>Court decision</b>	Unknown
<b>Right to sell</b>	Unknown
<b>O-Level</b>	Not communicated

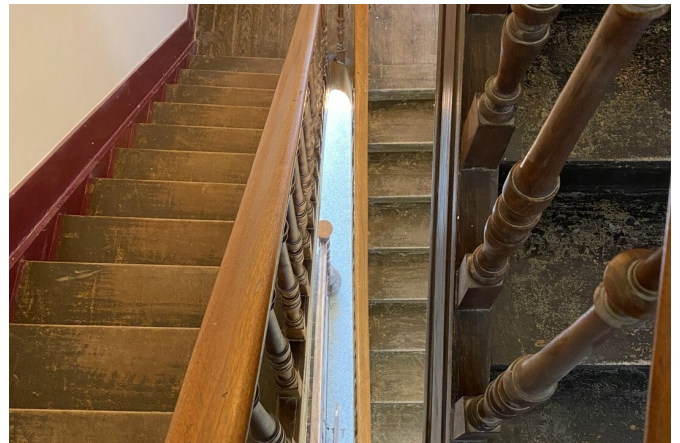
## Layout

**Toilets** 5



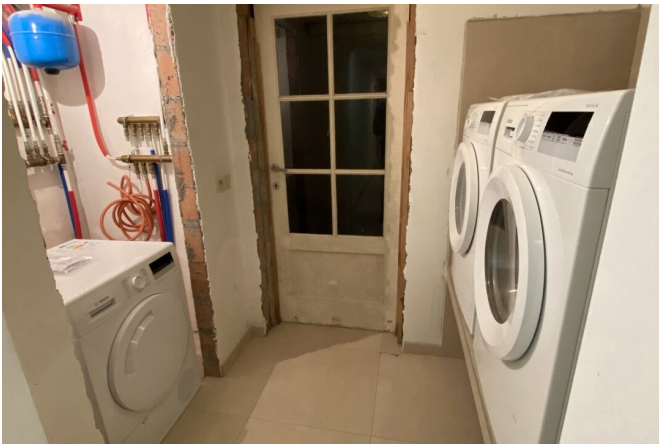
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## Interested in this estate?

Contact us for more information



### Michaël Baert

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