



CASCO GROUND FLOOR DUPLEX WITH GARDEN TO BE CONVERTED INTO A 3- BEDROOM APARTMENT

Rue Emile Banning 66, 1050 Ixelles

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Reference	7182182
Price	€ 249.000
Ground surface	125m ²
Living surface	108m ²
Terrace surface	45m ²
Bedrooms	3
Bathrooms	1

Description

Ideally located in a prime AAA neighborhood, between Boulevard Général Jacques and the Ixelles Cemetery, just steps away from the Université Libre de Bruxelles, discover this **CASCO ground floor property** ready to be fitted out to your taste, with the potential to become a **three-bedroom duplex with a garden-level courtyard and a pleasant garden** (see plans).

Situated on the **ground floor of a small co-ownership with no communal charges**, the property currently consists of three beautiful adjoining rooms, an additional adjoining space, access to a peaceful **45m² courtyard**, and **three large cellars in the basement**.

This property, full of potential, offers numerous layout possibilities to create a comfortable and personalized living space. By digging out an English courtyard in the current yard, you could develop **two bright bedrooms in the basement**.

Perfect for an investment or a quality residential project.

A MUST-SEE!!

Essential info

Reference	7182182
Type	Flat
Ground surface	125m ²
Living surface	108m ²
Terrace surface	45m ²
Garden surface	45m ²
Year of construction	1931
Availability	Immediately

Required info

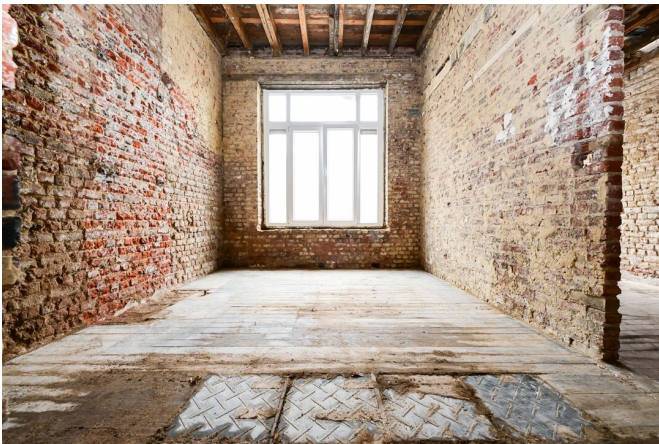
EPC Value	525
EPC Label	G
Urban planning destination	Unknown
Urban planning permit	No
Subdivision permit	No
Summons	No
Court decision	Unknown
Right to sell	Unknown
O-Level	Not located in flood area

Layout

Toilets 1

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Interested in this estate?

Contact us for more information



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