

# FIERCE

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## Exceptional mansion near the European quarter

Rue de Gravelines 24, 1000 Bruxelles

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<b>Reference</b>	7607213
<b>Price</b>	€ 965.000
<b>Ground surface</b>	145m <sup>2</sup>
<b>Living surface</b>	282m <sup>2</sup>
<b>Terrace surface</b>	8m <sup>2</sup>
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2

## Description

EUROPEAN QUARTER - Fierce Immo is proud to present this magnificent 282 sqm. mansion with 4 bedrooms, terrace and garden.

How can you resist this eclectic-style house with its high ceilings, ancient mouldings, modern and functional kitchen, beautiful garden, 4 beautiful bedrooms, and so on? In short, it offers old-world charm and modern comfort.

The house is laid out as follows: on the ground floor, you will find a beautiful, bright living room, a large dining room perfect for entertaining family and friends, and a modern, fully equipped open-plan kitchen.

You will have access to a beautiful terrace and garden, a real relaxation area where you can enjoy a moment of calm in the heart of the city.

In the basement, you will find a large space for bicycles, a large laundry room and a second access to the garden. On the first floor, you will find a modern shower room, two large bedrooms and a dressing area.

On the second floor, you will find a shower room with WC, a large bedroom and access to the attic, which can be used as a fourth bedroom or office. Each bedroom enjoys plenty of natural light thanks to the large double-glazed windows.

To complete the picture, there are solar panels, condensation gas heating system, solar water heater and water softener. PEB D. Electricity compliant. Don't delay, come and view today!

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## Essential info

<b>Reference</b>	7607213
<b>Type</b>	House
<b>Ground surface</b>	145m <sup>2</sup>
<b>Living surface</b>	282m <sup>2</sup>
<b>Terrace surface</b>	8m <sup>2</sup>
<b>Garden surface</b>	50m <sup>2</sup>
<b>Year of construction</b>	1901
<b>Year of renovation</b>	2020
<b>Availability</b>	At the contract

## Required info

<b>EPC Value</b>	182
<b>EPC Label</b>	D
<b>EPC Code</b>	202201140000603305013
<b>Urban planning destination</b>	Living zone
<b>Urban planning permit</b>	Yes
<b>Subdivision permit</b>	Yes
<b>Summons</b>	No
<b>Court decision</b>	No
<b>Right to sell</b>	No
<b>O-Level</b>	Not located in flood area

## Layout

**Toilets** 3

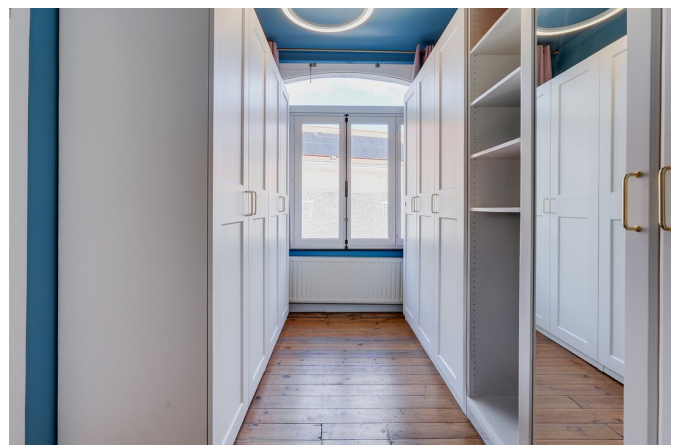
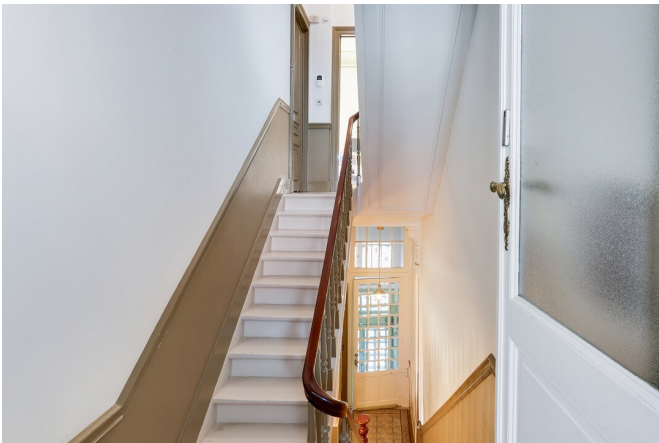
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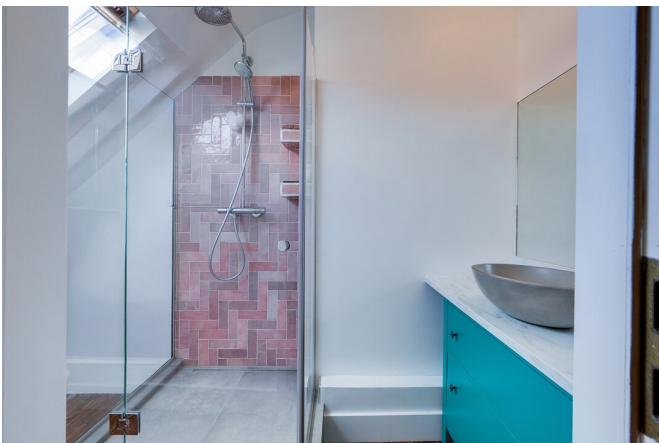
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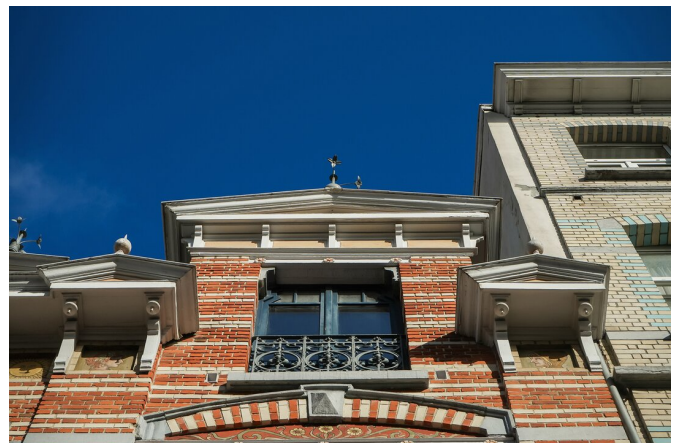
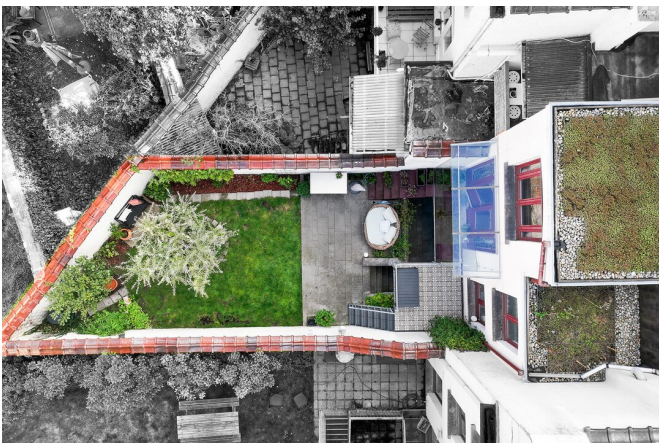
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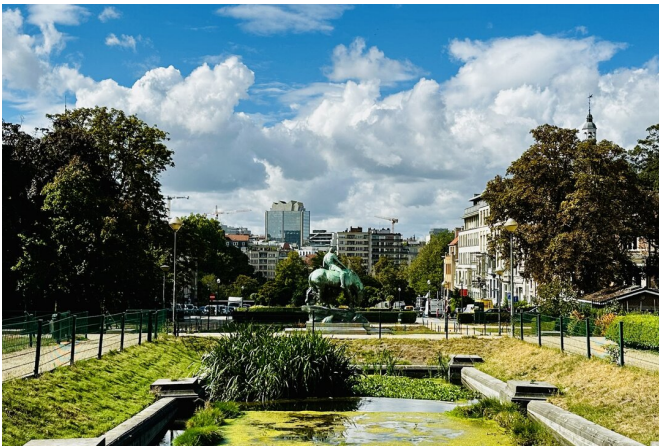
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## Interested in this estate?

Contact us for more information



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