FIERCE

IMMO



CHATELAIN – CHARMING 3-BEDROOM HOUSE + GARDEN + ATTIC

Rue Franz Merjay 34, 1050 Ixelles

FIERCE
IMMO

Reference	7949664
Price	€ 1.000.000
Ground surface	150m^2
Living surface	241m^2
Terrace surface	25m^2
Bedrooms	4
Bathrooms	2

Description

Ideally located in the heart of the Châtelain district, one of Brussels' most sought-after neighbourhoods, Fierce Immo invites you to discover this charming single-family home offering three bedrooms, a convertible attic, two bathrooms, a bright conservatory and a lovely garden.
The house comprises an attractive entrance hall, a street-facing living room and a pleasant living area with a staircase leading to the conservatory and garden. The mezzanine level features a kitchen, a multipurpose space, a separate toilet and a small cellar.
The first floor comprises a master bedroom with a dressing room, a bathroom equipped with both a bathtub and a shower, and a separate toilet.
The second floor features two bedrooms, a second bathroom and a separate toilet. A convertible attic completes the property, offering excellent potential for additional living space.
This charming home will appeal to buyers thanks to its inviting living spaces, lovely garden and exceptional location, within easy reach of the shops, restaurants and public transport of the Châtelain district.
A RARE OPPORTUNITY IN THE HEART OF CHÂTELAIN – A MUST-SEE !!

FIERCE
IMMO

Essential info

Reference	7949664
Type	House
Ground surface	150m^2
Living surface	241m^2
Terrace surface	25m^2
Garden surface	75m^2
Year of construction	1916
Availability	At the contract

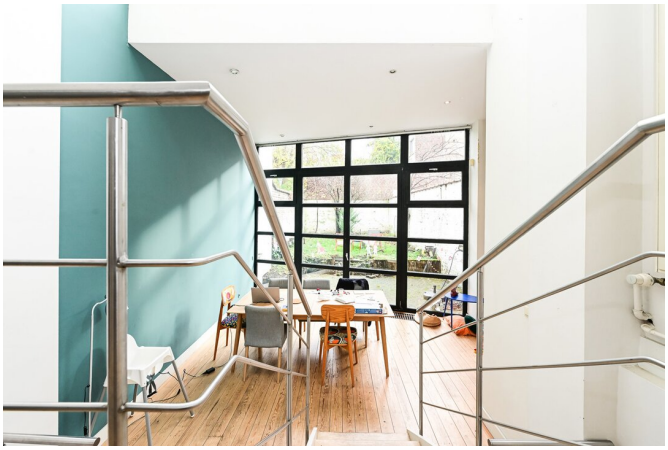
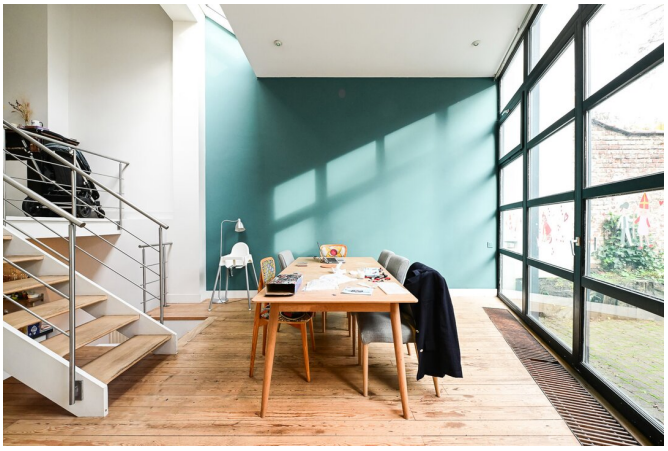
Required info

EPC Value	297
EPC Label	F
Urban planning destination	Unknown
Urban planning permit	Unknown
Subdivision permit	Unknown
Summons	Unknown
Court decision	Unknown
Right to sell	Unknown
O-Level	Not located in flood area

Layout

Toilets	3




FIERCE

IMMO





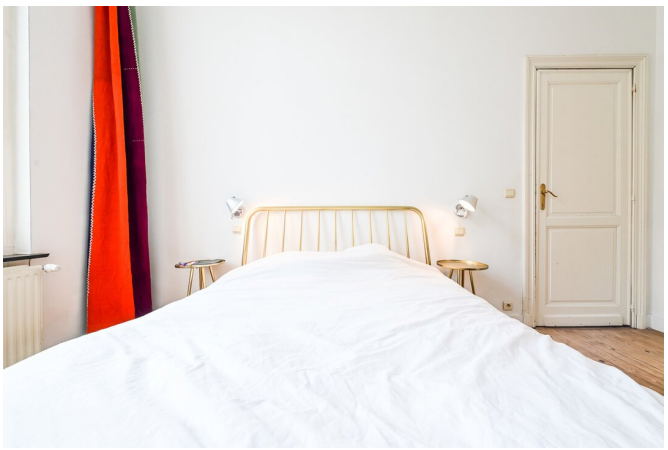




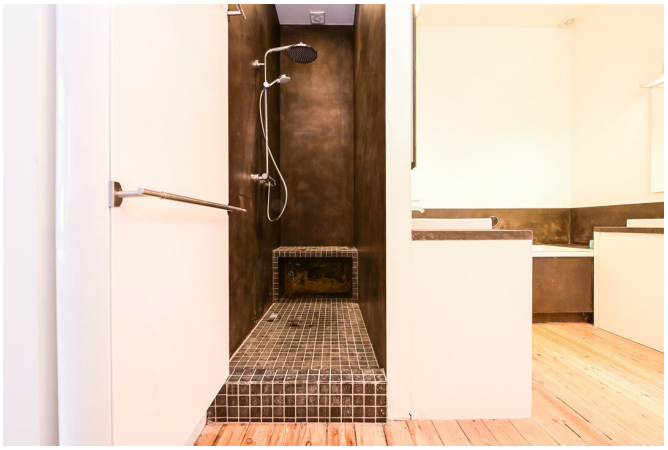
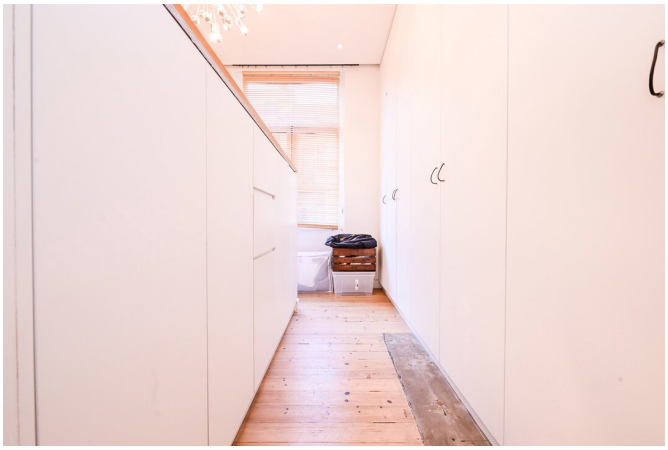






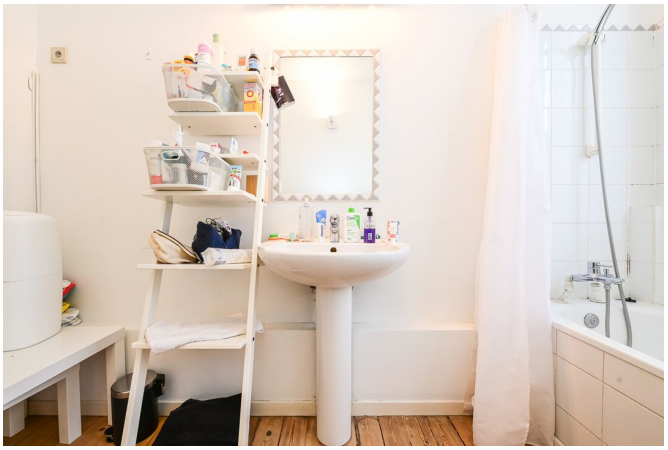




















FIERCE
IMMO

Interested in this estate?

Contact us for more information



Florent Gossart

Founder | Sales | Rent - IPI 513.507

- T. +32 499 08 92 77
- E. info@fierceimmo.com

FIERCE

IMMO