Spacious semi-detached house with luxurious finishes and potential for a professional practice

Venelle Schubert 8, 1083 Ganshoren

Reference: 4496 | House

€699.000 EPC D-



182 m²	306 m²	4	3	55 m²	198 kWH/m²

Spacious semi-detached house with luxurious finishes, 4 bedrooms, 3 bathrooms and potential for a professional practice

Built in 2007, this carefully maintained semi-detached house offers an impressive 306 m² of living space on a 187 m² plot. Its generous proportions, luxurious finishes and versatile layout will appeal to anyone seeking a comfortable home with the option to combine family life and professional activities.

The house features four bedrooms and three bathrooms, including a shower room on the ground floor. The spacious living areas provide ample room for enjoyable family living, with particular attention paid to comfort and finishes down to the smallest detail.

A key feature is the versatile ground floor, which lends itself to use as an office or professional practice. This level includes an 18 m² living area and a separate 14 m² office. With a kitchen and shower room already in place, this space offers numerous possibilities.

Outside, a 24 m² ground-floor terrace and a second 10 m² terrace on the first floor provide inviting spaces for relaxing or dining outdoors.

The 20 m² garage with an electric door completes the property. Additional features include security glazing on the ground floor, shutters on the rear windows of the first floor, insect screens on all windows and marble window sills. A 750-litre rainwater tank supplies water for flushing the toilets.

A spacious and versatile home combining comfort, luxurious finishes and attractive possibilities for running a professional practice from home.

Discover this property during a viewing with IMMOBPC.

Pictures

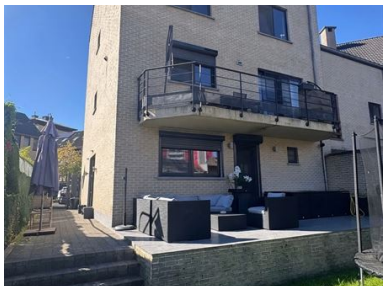




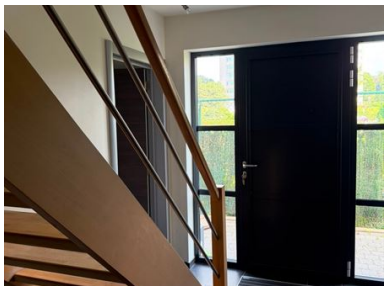


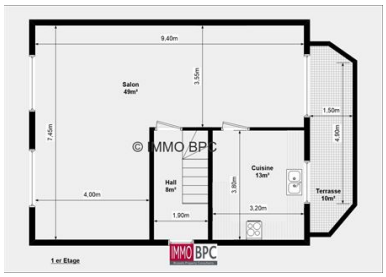




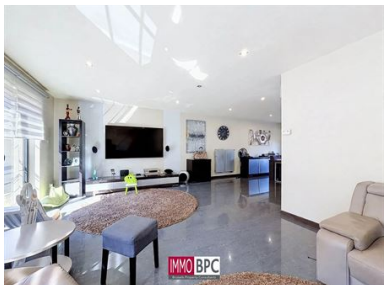






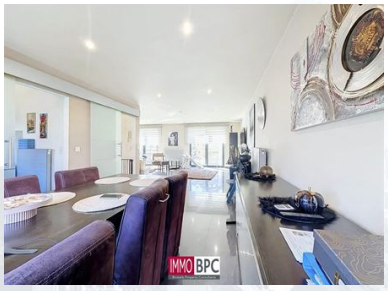

9.40m
Salon
49m²
3.50m
1.50m
7.40m
4.80m
© IMMO BPC
Cuisine
13m²
Hall
8m²
3.80m
Terrasse
10m²
4.00m
3.20m
1.90m
1 er Etage







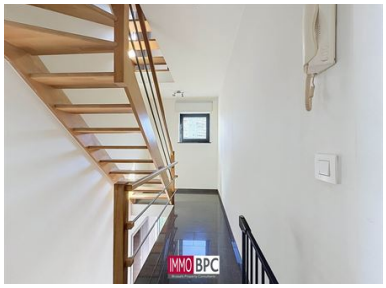


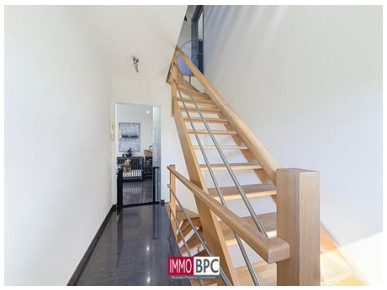


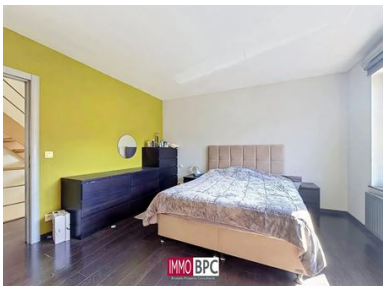





© IMMO BPC





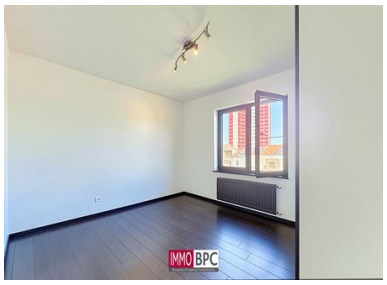


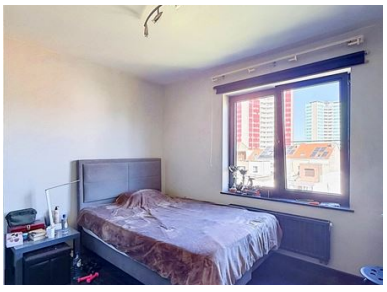








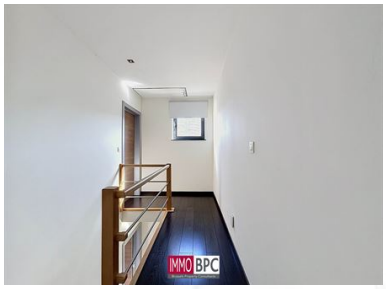


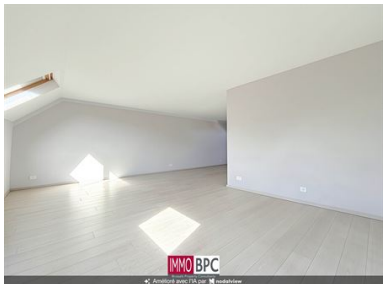






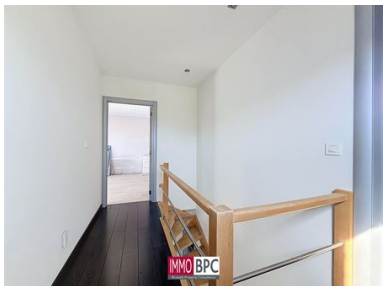

© IMMO BPC



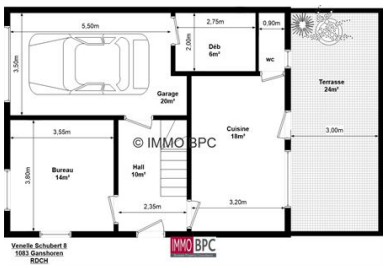




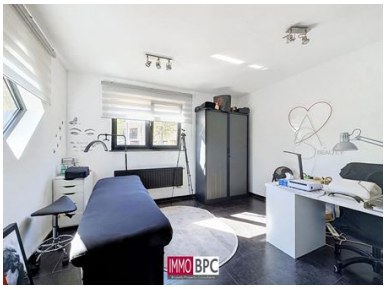







5,50m
2,75m
0,90m
2,00m
Déb
6m²
wc
3,50m
Garage
20m²
Terrasse
24m²
3,55m
© IMMO BPC
Cuisine
18m²
3,00m
Bureau
14m²
Hall
10m²
3,80m
2,35m
3,20m
Venelle Schubert 8
1083 Ganshoren
RDCH



















Details

Financial

Price	€699.000
Available	Onact
Cadastrall income (non-indexed)	€2.943,00

Building

Year built	2007
Condition	very good condition
Habitable area	306 m²
Roof type	Concrete roof
Ideal	Civil multifamilial, Profession libérale + logement

Ground

Ground area	182 m²
Terrace	Yes, 24 m², East
Garden	Yes, 55 m², East

Comfort

Interior comfort	Internet

Garage/parking

Garages	1 (Mandatory)

Interior

Ground

Hall	10 m². Tiles
	20 m². Tiles
	18 m². Oven, Sink, Extractor, Fridge, Sink, Cermic stove, Microwave, , , , . Tiles
storage	6 m². Tiles
	14 m². Tiles
	Wall tiles, , Double sink.
	Tiles
Terrace 1	24 m².
	55 m².

First floor

Hall	8 m². Tiles
	49 m². Access to the terrace. Tiles
	13 m². Oven, Double-sink, Extractor, Fridge, Sink, Cermic stove, Microwave, , , , . Tiles
Terrace 1	10 m².

Second floor

Hall	10 m². Tiles
	26 m². laminate
	13 m². laminate
	13 m². laminate
	9 m². Bathroom, Toilet, Shower, Storage cupboards, Wall tiles, Double sink. Tiles

47 m². laminate

15 m². laminate

Third floor

Wall tiles, Washbasin, Washing machine connection, . Tiles

•Le rez-de-chaussée est prévu pour l'aménagement d'un petit studio de 18 m² et d'un bureau indépendant de 14 m².•Het gelijkvloers is voorzien voor de inrichting van een kleine flat van 18 m² en een afzonderlijk bureau van 14 m².•Les fenêtres du rez-de-chaussée sont équipées de vitrage de sécurité. Au premier étage, les fenêtres à l'arrière disposent de volets•De ramen op het gelijkvloers zijn uitgerust met veiligheidsglas. Op de eerste verdieping zijn de ramen aan de achterzijde voorzien van rolluiken.•Garage de 20 m² avec porte électrique - Garage van 20 m² met elektrische poort. •Moustiquaires à toutes les fenêtres. - Vliegenramen aan alle ramen.•Appuis de fenêtre en marbre. - Marmeren vensterbanken.•Citerne d'eau de pluie de 750 litres alimentant les chasses d'eau des toilettes.•Regenwaterreservoir van 750 liter voor de spoeling van de toiletten.•Terrasse au rez-de-chaussée : 24 m². •Terras op het gelijkvloers: 24 m².•Terrasse au premier étage : 10 m². •Terras op de eerste verdieping: 10 m².

Energy

Heating	Individual Central heating on gas
Windows	Double glazing alu
Electricity certification	Yes, conform

Urban

Destination	Requested
Summons	Not applicable
Preemptive Rights	No
Permit	Yes
Allotment permit	No

EPC

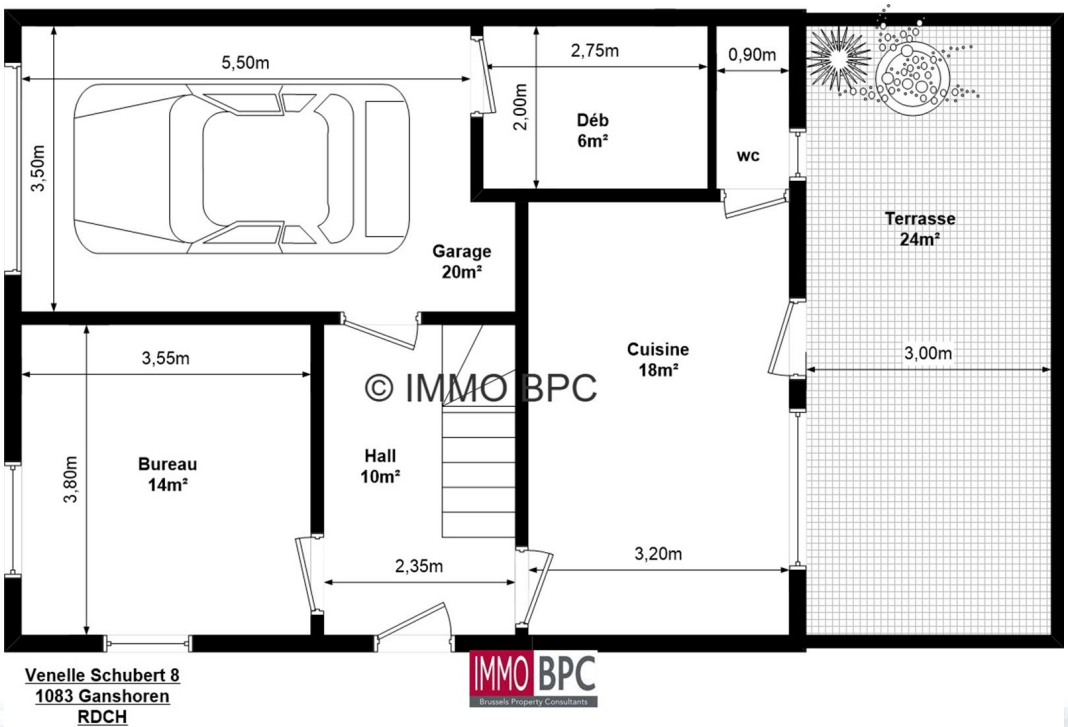
EPC	198 kWh/m²
EPC label	EPC D⁻
CO2 emission	39 kg/(m².year)

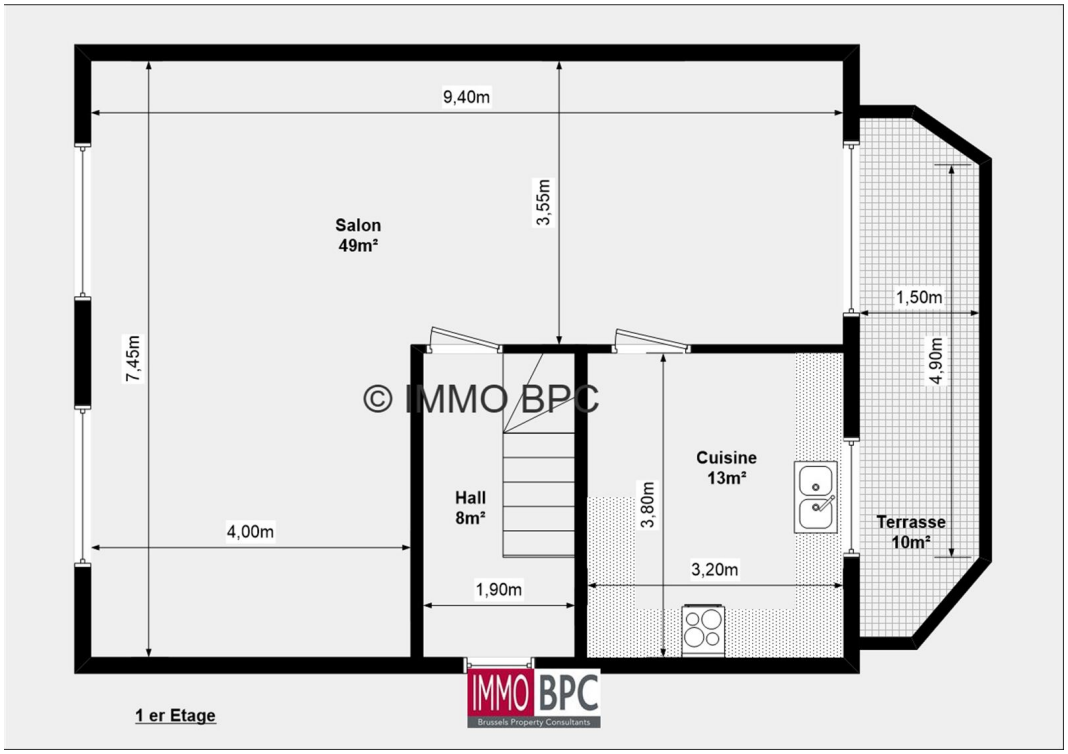
Location and surroundings

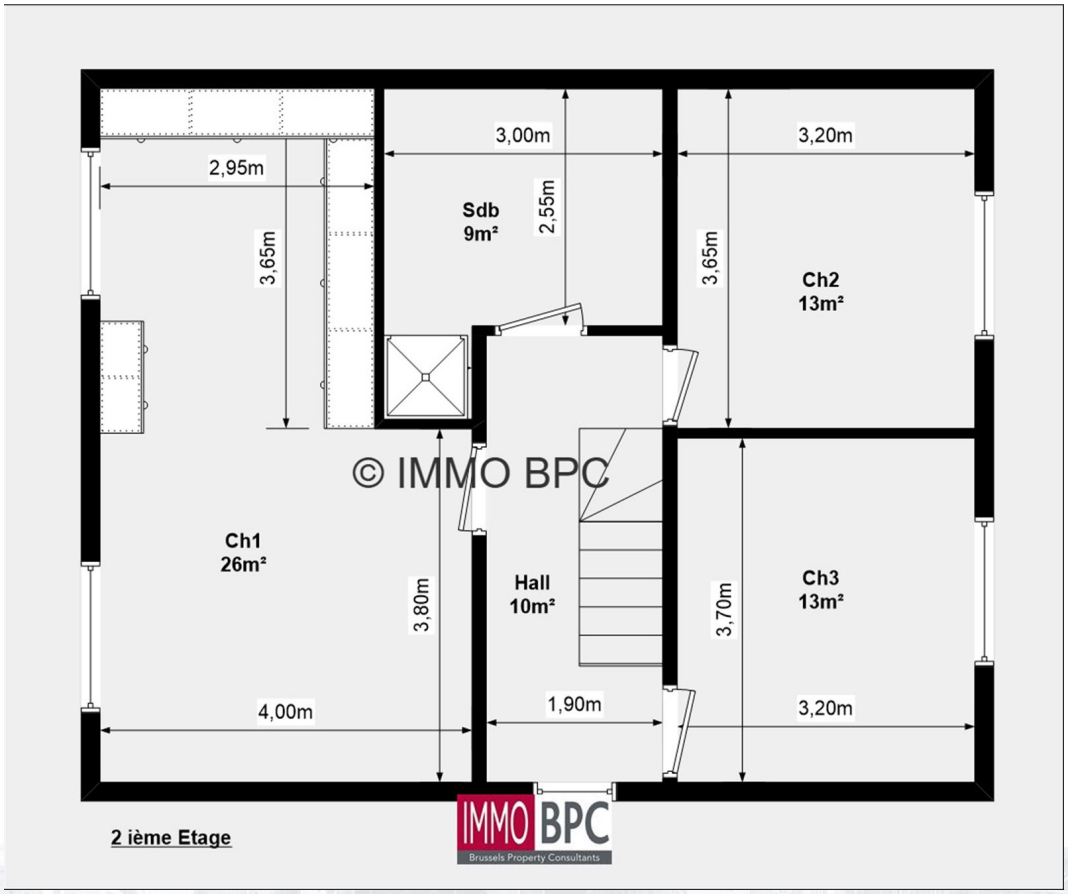
Address: Venelle Schubert 8, 1083 Ganshoren

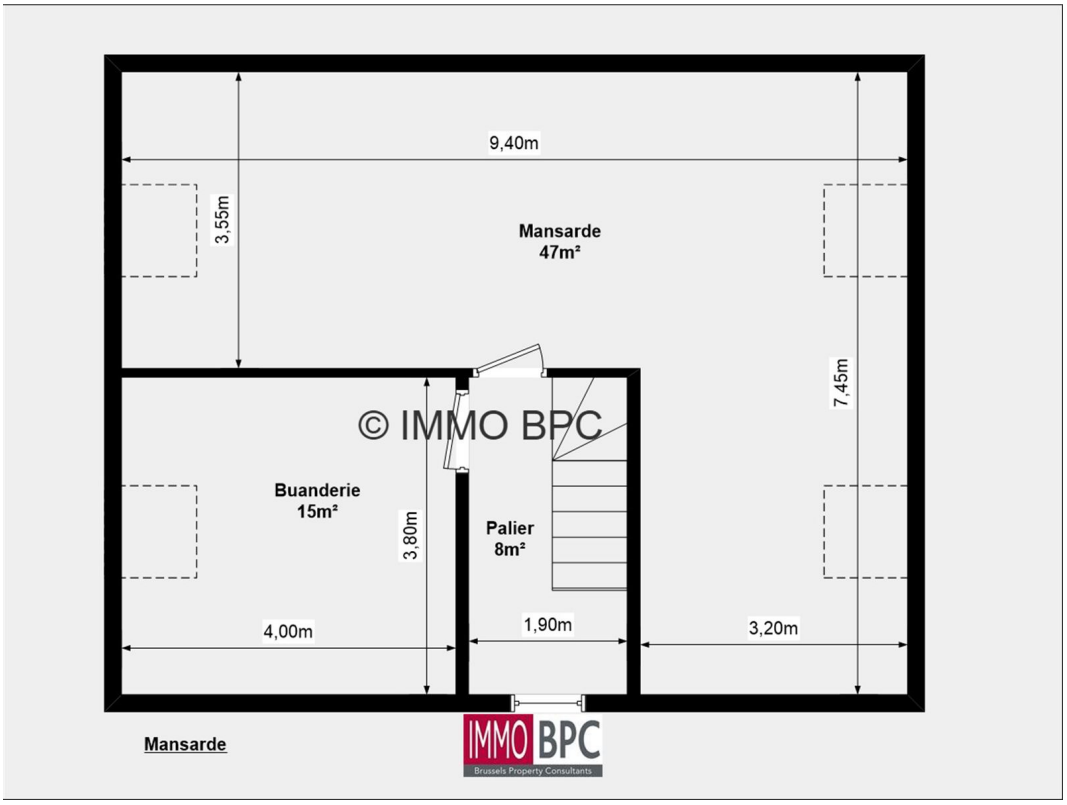


Floor plan(s)




9,40m
3,55m
Salon
49m²
7,45m
1,50m
4,90m
© IMMO BPC
Cuisine
13m²
Hall
8m²
3,80m
Terrasse
10m²
4,00m
3,20m
1,90m
IMMO BPC
Brussels Property Consultants
1 er Etage


3,00m
3,20m
2,95m
Sdb
9m²
2,55m
3,65m
3,65m
Ch2
13m²
© IMMO BPC
Ch1
26m²
Hall
10m²
3,80m
3,70m
Ch3
13m²
4,00m
1,90m
3,20m
IMMO BPC
Brussels Property Consultants
2 ième Etage


9,40m
3,55m
Mansarde
47m²
7,45m
© IMMO BPC
Buanderie
15m²
3,80m
Palier
8m²
4,00m
1,90m
3,20m
Mansarde
IMMO BPC
Brussels Property Consultants

Interested in this property?

Your IMMO BPC agents are happy to help you!

Tel: +32 2 420 00 28

Email: info@immobpc.be



The above information is given without obligation and for information purposes only. All offers are subject to errors, previous sales, price changes or oblivion. All rights reserved. Reproduction in whole or in part without the written consent of IMMO BPC is prohibited.

IMMO BPC

Avenue Charles Quint 114, 1083 Ganshoren (Brussels)

+32 2 420 00 28 | info@immobpc.be

www.immobpc.be