

Stately Art Deco townhouse with caretaker's accommodation on a 4,400 m² estate

Avenue Hélène 39, 1082 Berchem-sainte-agathe

Reference: 4502 | Property with character

€1.580.000



4468 m²



416 m²



7



2



587 kWh/m²

Stately Art Deco townhouse with caretaker's accommodation on a 4,400 m² estate

Dating from 1930, this exceptional property exudes charm and grandeur. High ceilings, tall windows and solid parquet flooring give the spacious main house a distinctive character.

One of its greatest assets is its expansive 44-acre estate, covering approximately 4,400 m². The large garden offers plenty of space to enjoy the greenery, peace and privacy. A plot of this size is particularly rare in Brussels and gives this property in Sint-Agatha-Berchem a truly distinctive appeal.

The main house offers approximately 350 m² of living space, including a generous 83 m² living room, seven bedrooms, two bathrooms and an office.

The estate also includes a separate building with caretaker's accommodation. On the first floor, there is an apartment of approximately 66 m² with two bedrooms. The ground floor contains a garage for two cars and two spacious storage rooms.

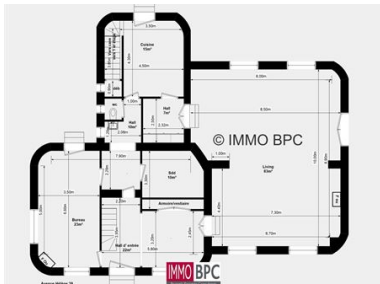
The combination of the stately townhouse, the extensive garden and the separate accommodation offers many

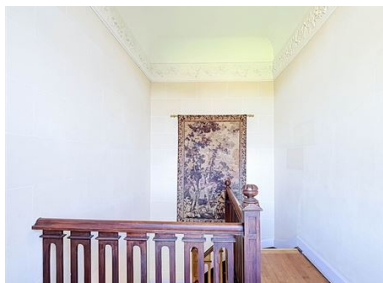
possibilities: ideal for a large family, for combining living and working, or for providing a separate space for family members, guests or staff.

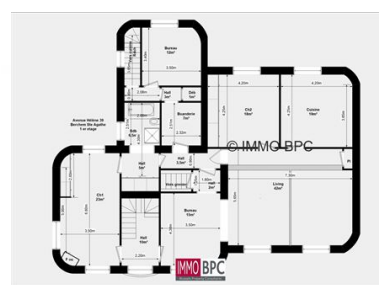
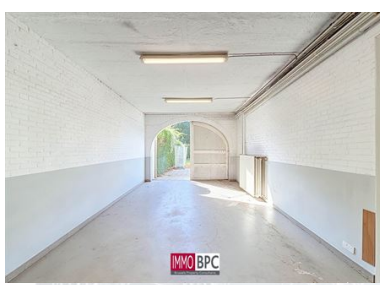
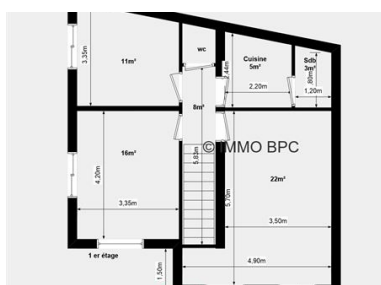
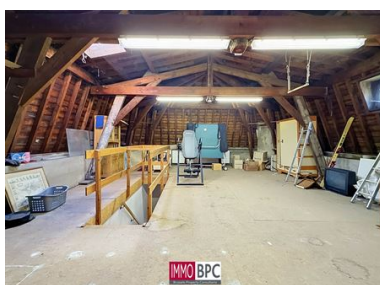
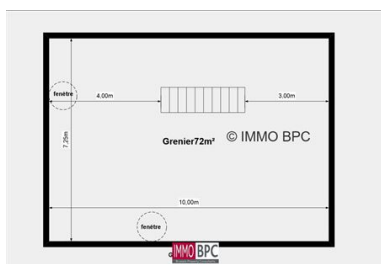
A characterful and versatile property set within an exceptional estate.

Pictures









Details

Financial

Price	€1.580.000
Available	Onact
Cadastral income (non-indexed)	€4.986,00

Building

Year built	1930
Year renovated	2010
Condition	very good condition
Habitable area	416 m ²
Constructed area	467 m ²
Roof type	French roof
Rear orientation	South
Architecture	Maison de caractère

Ground

Ground area	4468 m ²
-------------	---------------------

Comfort

Interior comfort	wine cellar, Internet
------------------	-----------------------

Garage/parking

Garages	2 (Mandatory)
External parkings	3 (Mandatory)

Interior

Ground

	38 m ² . parquet
	83 m ² . Open fire, Access to garden. parquet
	23 m ² . parquet
	15 m ² . Oven, Double-sink, Extractor, Fridge, Sink, Gas hatch, , , ,. Tiles
	7 m ² . Bathroom, Toilet, Shower, Wall tiles, Washbasin. parquet
storage	1 m ² . Tiles
	parquet
	10 m ² . Toilet, Wall tiles, Complete, Washbasin, . laminate

First floor

	27 m ² . parquet
	23 m ² . carpeting
	18 m ² . parquet
	19 m ² . parquet
	15 m ² . parquet
	16 m ² . parquet
	16 m ² . parquet
	12 m ² . parquet
storage	7 m ² . vinyl
	1 m ² . Tiles

Attic

72 m². vinyl

Basement(-1)

26 m².

Garden-level

28 m².

storage

16 m².

15 m².

Hall

8 m².

22 m². parquet

5 m². Sink, , , . vinyl

3 m². vinyl

16 m². vinyl

11 m². vinyl

37 m².

Chambre au 1er étage : climatisation Daikin. Slaapkamer 1 ste verdieping airco Daikin
Rez-de-chaussée, hall, bureau et cuisine : grilles en fer forgé devant la porte et les fenêtres.
Gelijvloers , hall, bureel, keuken : smeedijzeren grillen voor deur en vensters

Energy

Heating	Individual Central heating on gasoline
Windows	Double glazing wood
Electricity certification	Yes, not-conform

Urban

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

EPC

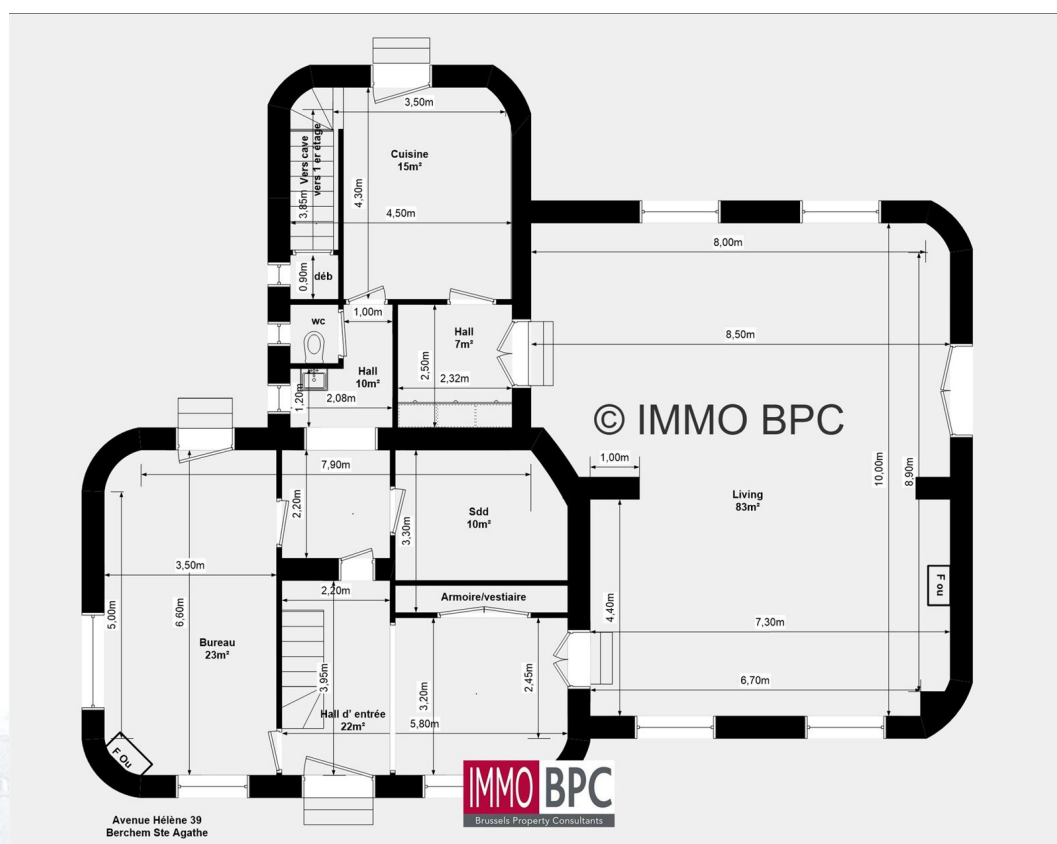
EPC	587 kWh/m ²
EPC label	
CO2 emission	147 kg/(m ² .year)

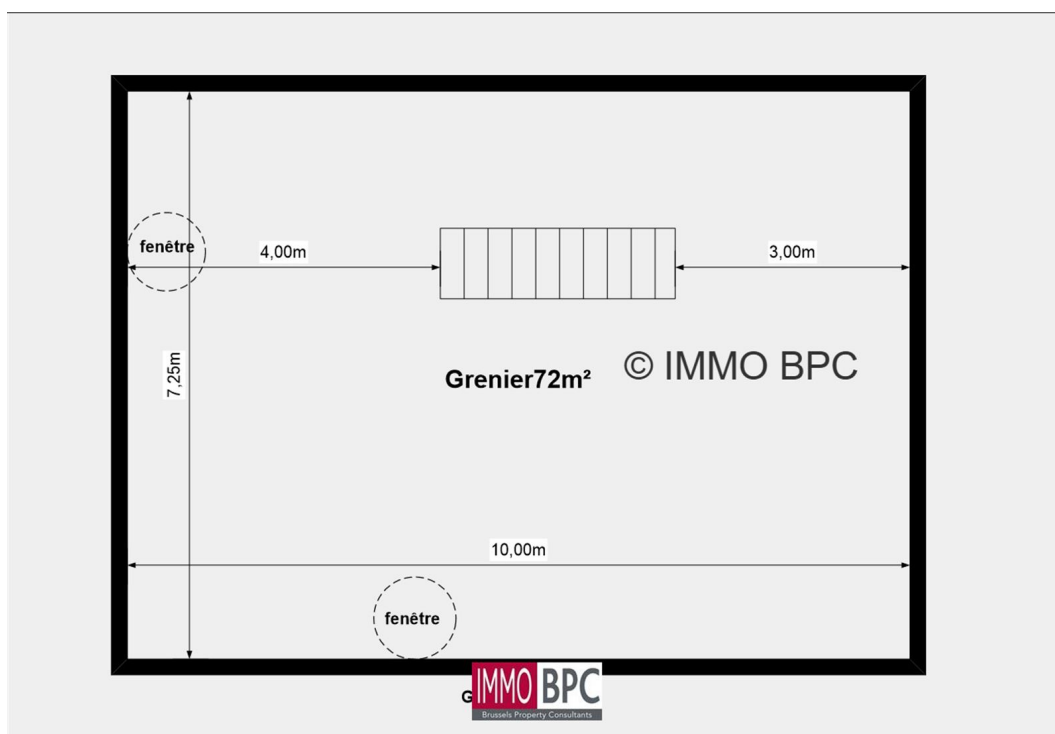
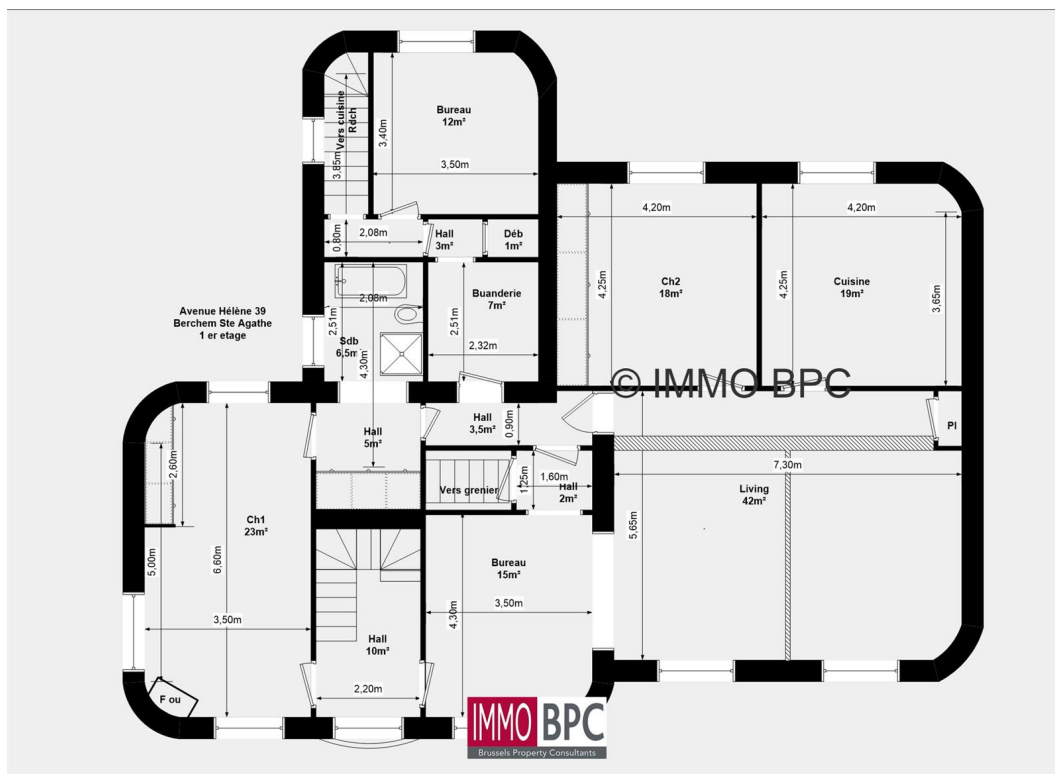
Location and surroundings

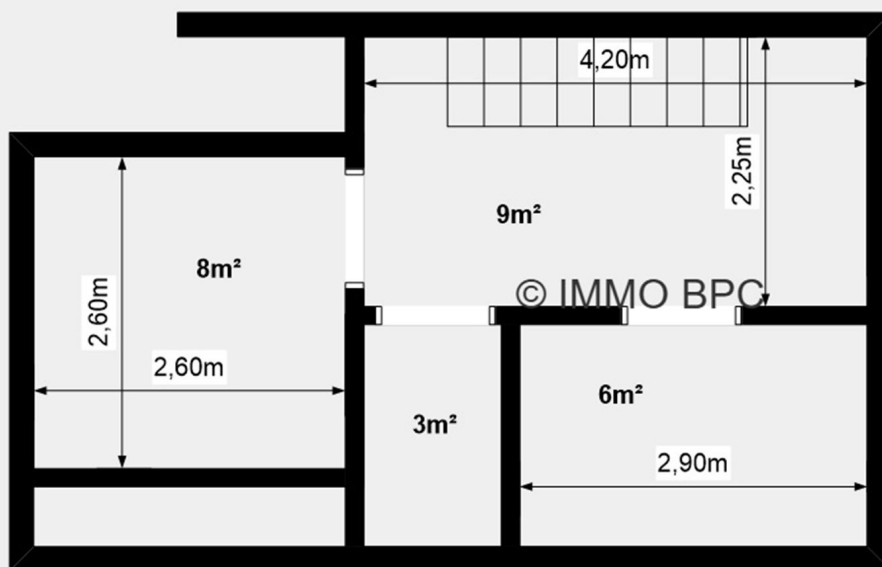
Address: Avenue Hélène 39, 1082 Berchem-sainte-agathe



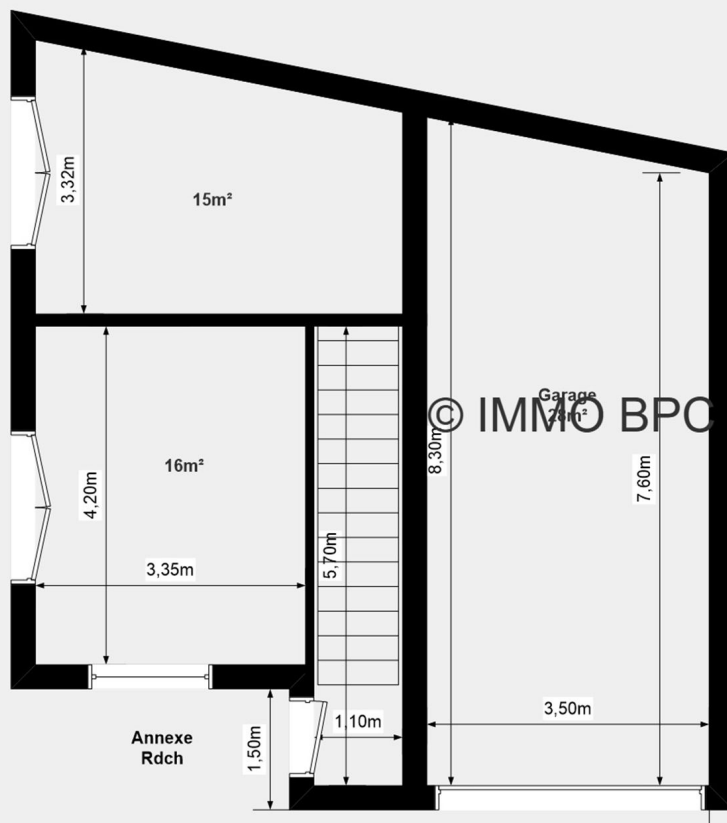
Floor plan(s)

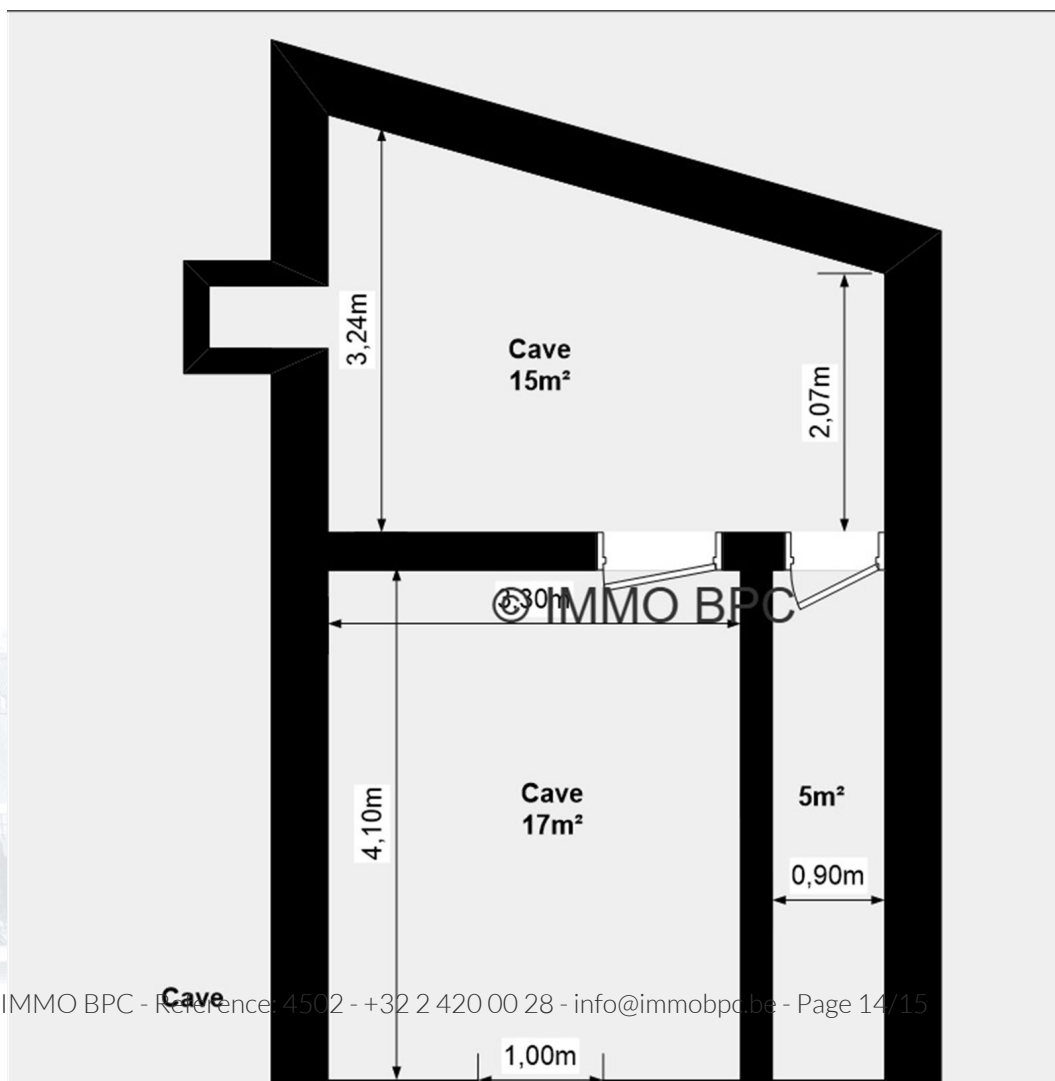
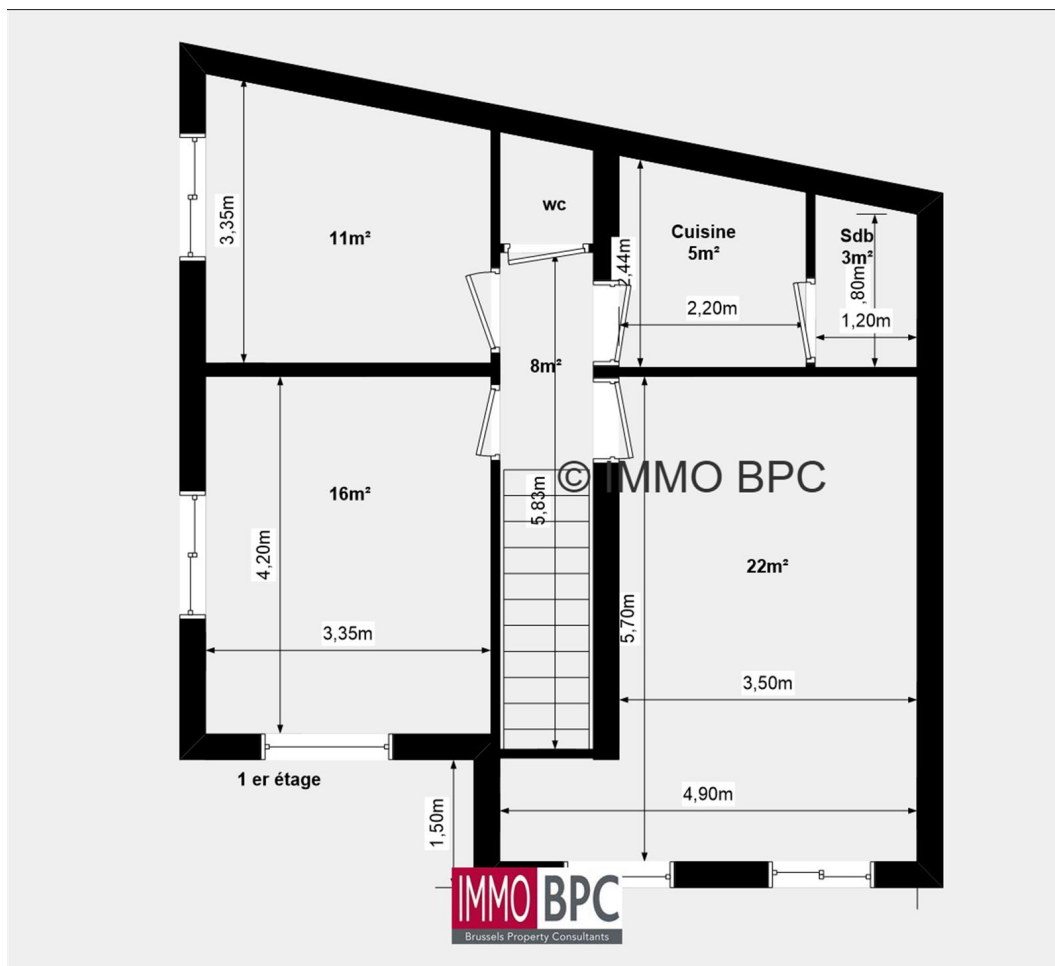






Cave





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

IMMO BPC
Brussels Property Consultants