House - Free Profession

Rue Léon Theodor 12, 1090 Jette

Reference: 4396 | House - Free Profession

€480.000 EPC F



190 m²	3	1	331 kWH/m²

Located right next to Place du Miroir, in a particularly vibrant and commercial area, this commercial property enjoys'a prime location within'—an attractive neighborhood in Jette. It offers a particularly appealing combination of commercial space on the ground floor and residential space on the upper floors.

The ground floor features a spacious, versatile 62m² area, ideal for a business, along with'private courtyard that can also serve a'functional outdoor space.

'triplex apartment features generous spaces and plenty of natural light. The 45 m² living area combines a living room, dining room, and a fully equipped open kitchen with a central island, all featuring warm hardwood floors, beautiful tilework, and modern finishes. This central space'opens onto a 10 m² terrace, providing a private outdoor area to enjoy sunny days.

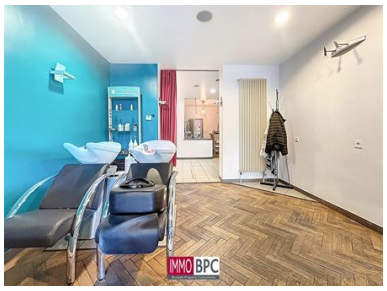
On the second floor, a large bedroom and a contemporary bathroom complete the property, while the attic offers the possibility'to convert the space into two additional bedrooms measuring 15 m² and 12 m² according to your needs, or the option'to set up an office, a playroom, or additional storage space. The property stands out for its hardwood floors, its spiral wooden staircase, its fully equipped kitchen, and its perfectly optimized living spaces

With a total area of 250 m², including the basements, this home combines family comfort and professional functionality in a vibrant and sought-after neighborhood in Jette. Close to shops, public transportation, and schools, it offers a rare combination of residential and commercial potential on the market.

To schedule a tour and discover the full potential of this property, contact us tod'.

Pictures





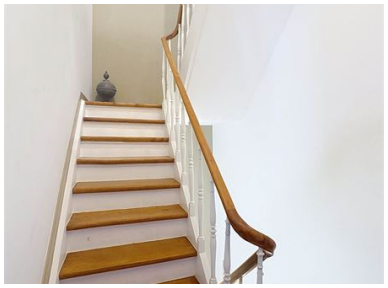


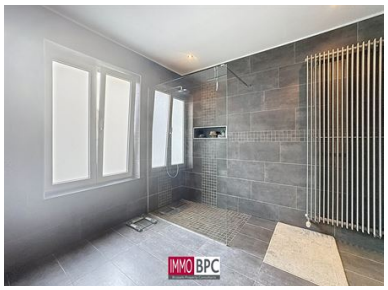
















Details

Financial

Price	€480.000
Available	Onact
Cadastrall income (non-indexed)	€1.717,00

Building

Year built	1899
Condition	very good condition
Habitable area	190 m²
Constructed area	250 m²
Total floors	3
Roof type	Not communicated

Ground

Interior

Ground

	62 m². Tiles
Terrace 1	16 m². Tiles

First floor

	16.2 m². parquet
	14 m². parquet
	10 m². Oven, Sink, Extractor, Fridge, Sink, Freezer, , , , , central island, Induction plate, combi micro and oven , Excellent finishes, Oven, Double-sink, Extractor, Fridge, Sink, Gas hatch, Microwave, Freezer, , , , , central island. Tiles
Hall	5 m². parquet
Terrace 2	Bankiraï

Second floor

	15 m². parquet
	6 m². parquet
	12 m². Storage cupboards, Wall tiles, Complete, , Double sink, Wall radiator. Tiles

Third floor

	15 m². laminate
	12 m². laminate
	6 m². laminate

Basement(-1)

	32 m².

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Energy

Heating	Not communicated Not communicated
Windows	Double glazing pvc
Electricity certification	Yes, not-conform

Urban

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

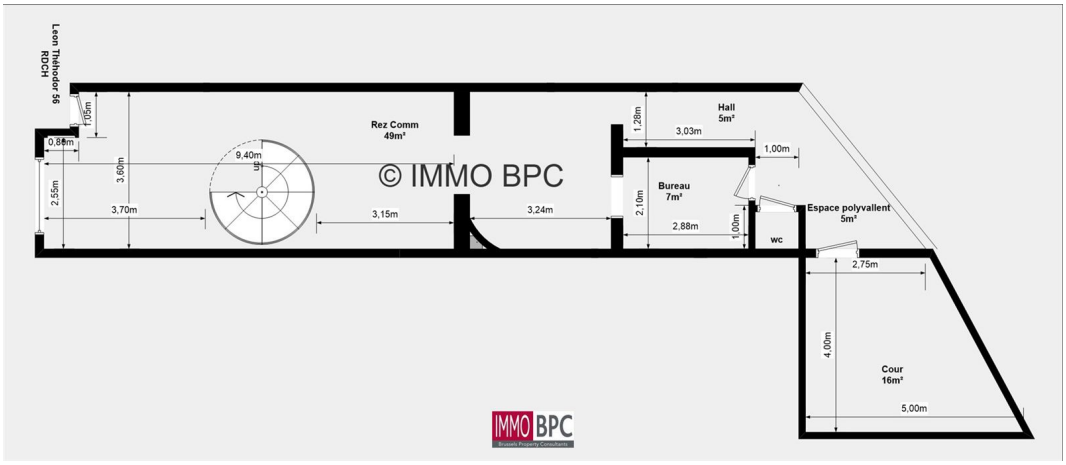
EPC

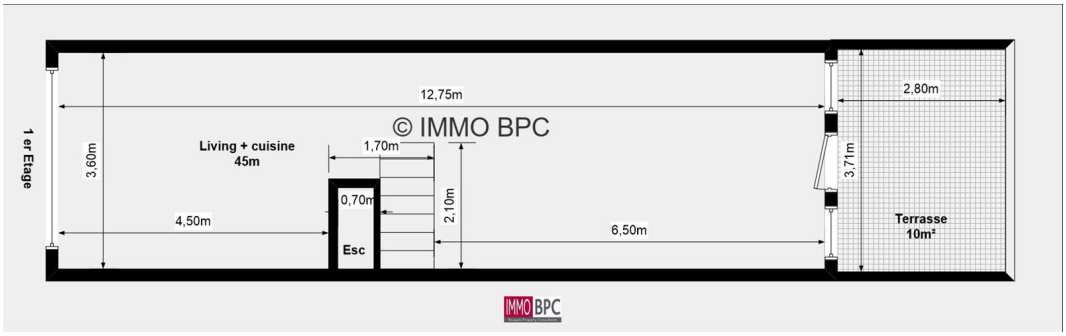
EPC	331 kWh/m²
EPC label	EPC F
EPC valid until	18/11/2035

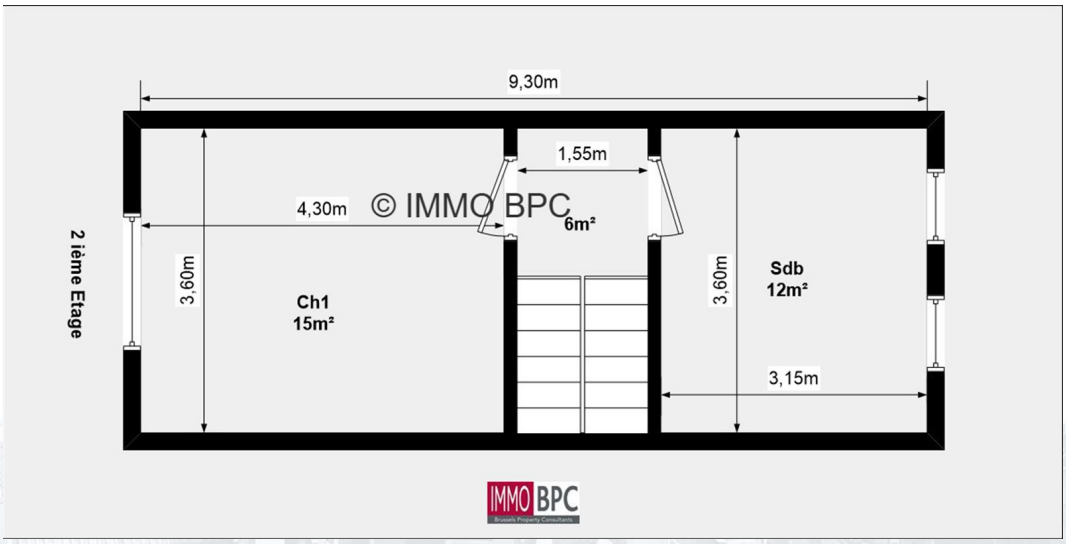
Location and surroundings

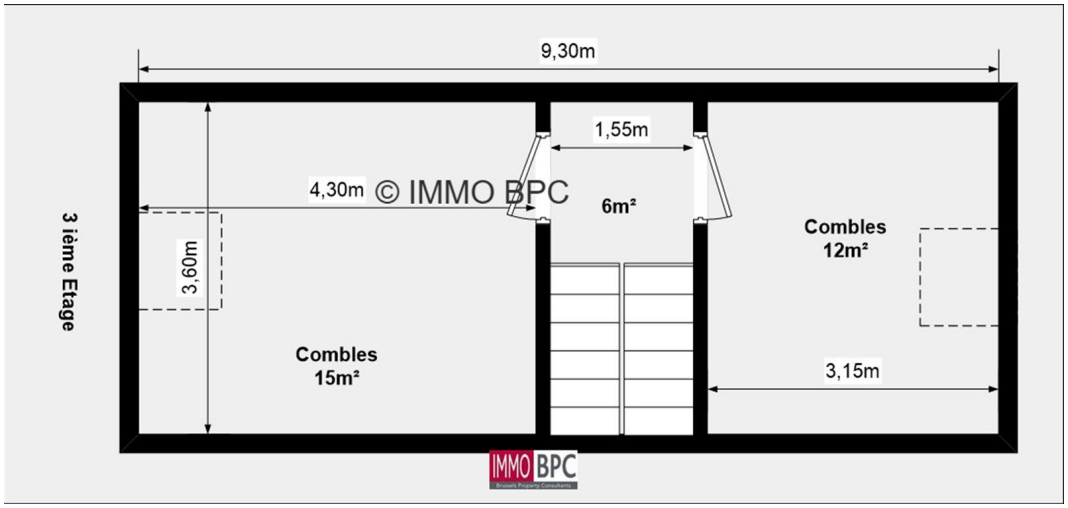
Address: Rue Léon Theodor 12, 1090 Jette

Floor plan(s)








9,30m
1,55m
4,30m
© IMMO BPC
6m²
3 ième Etage
3,60m
Combles
12m²
Combles
15m²
3,15m
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Interested in this property?

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