

PROPERTY FOR SALE:

Avenue Lecointe, 50
1180 Brussels (Uccle)





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Description



Main building 940 m²

Total Land Surface Area: 2.950 m²

➤ **Building Surface Area : 1.140 m²**

The building is divided into two parts:

1. Main Building comprises 3 levels above ground totaling 940 m²
2. Annex building on two levels totaling 200 m²

Description

Main Building (940 m²) :

- Year of construction : +/- 1930
- Ground floor comprises entrance hall, reception hall, large lounges with open fireplace, office spaces of various sizes, kitchenette and facilities,
- 1st floor : Office spaces of various sizes and facilities
- 2nd floor : Office spaces of various sizes and facilities
- 3rd floor : office space under roof
- Basement and heating room (heating fuel)
- The building was renovated in 2009



Main building 940 m²

RARE & Co

Description



Annex building 200 m²

Annex building (200 m²):

- Designed by the architect Samyn
- Semi open office space

Land:

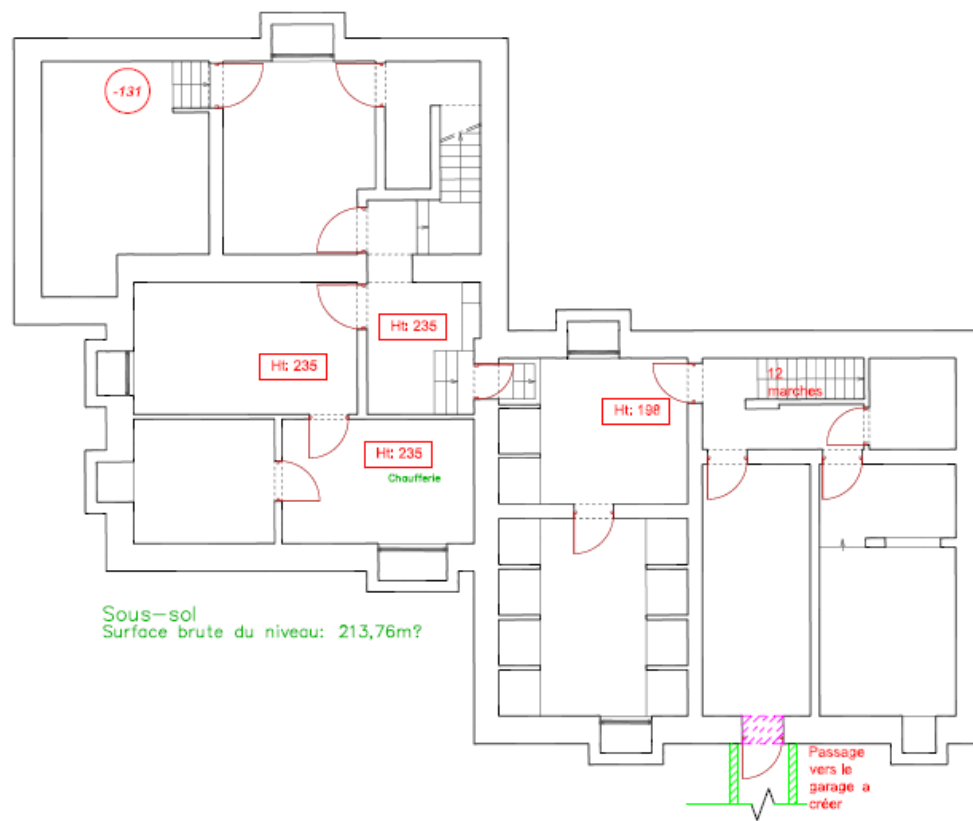
- Large front and back gardens
- Outside private parking spaces

- Annual real estate tax : 6.500 €

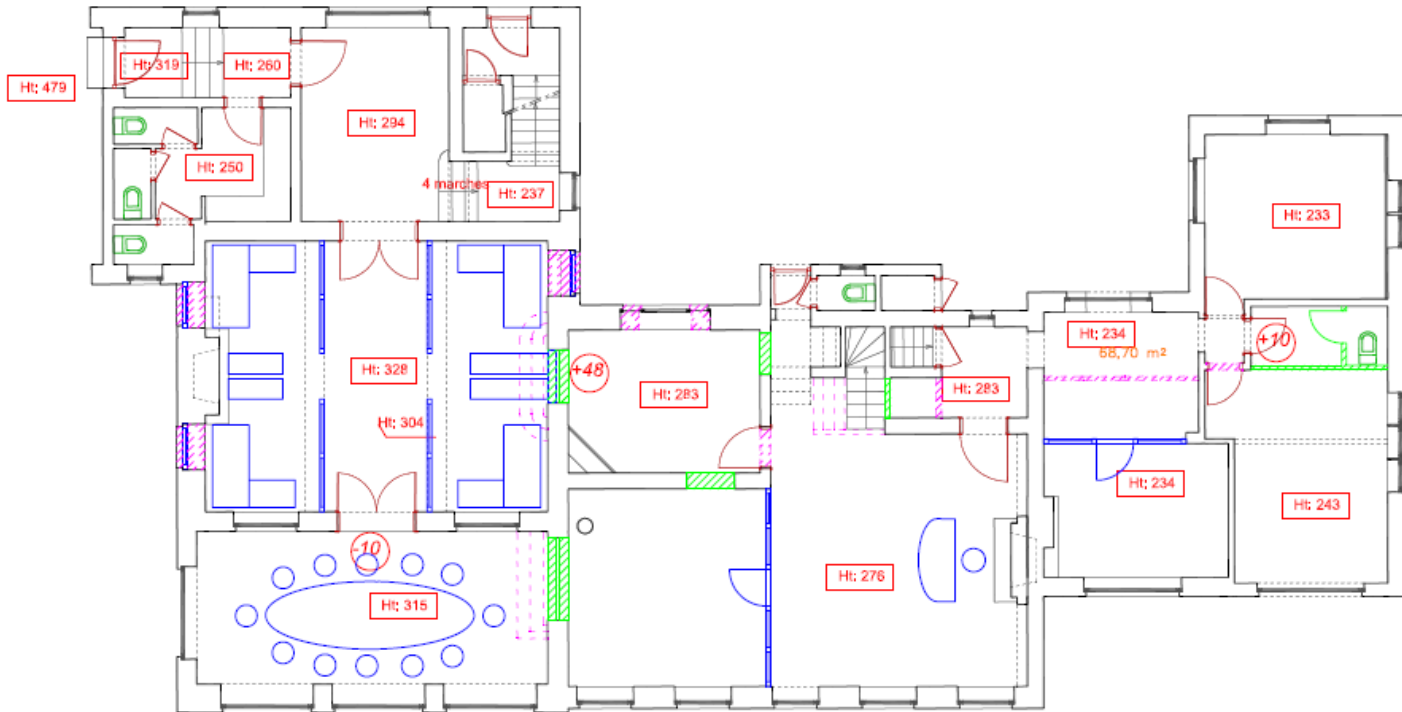
Selling Price : 2.950.000 €

Also for rent at 12.000 €/month

PLAN : BASEMENT

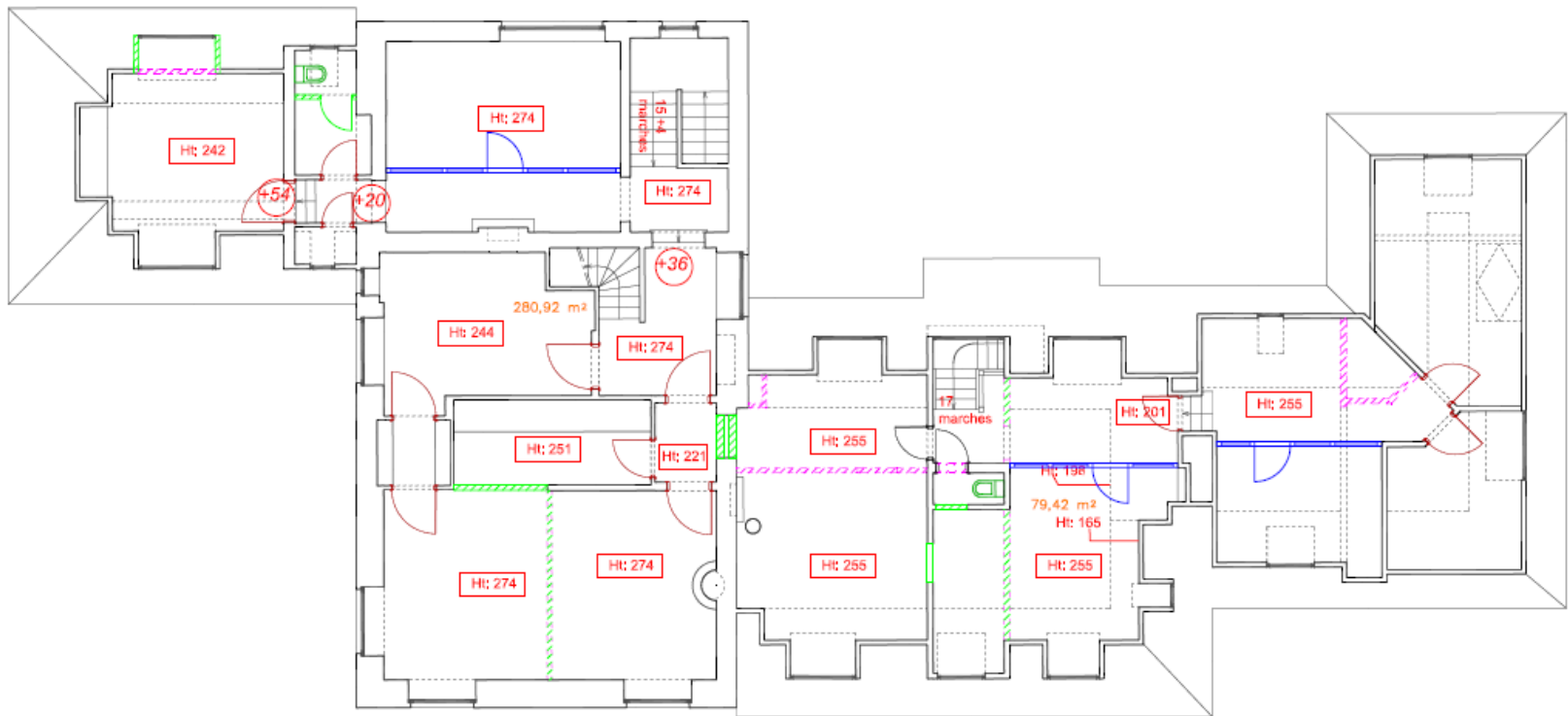


PLAN: GROUND FLOOR



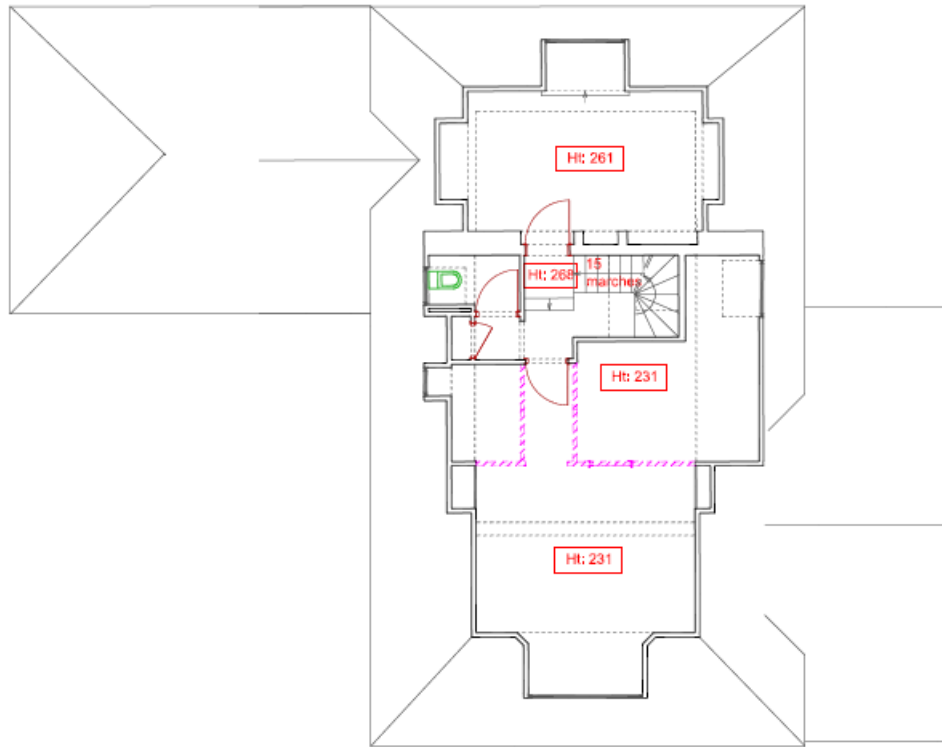
Rez-de-chaussée
Surface brute du niveau: 307,86m²

PLAN: FIRST FLOOR

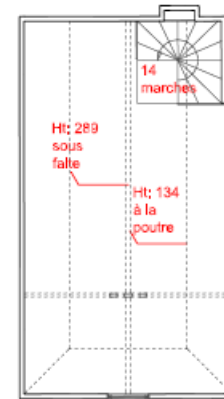


1er étage
Surface brute du niveau: 280,92m²

PLAN SECOND FLOOR



2ème étage
Surface brute du niveau: 78,78m²



3ème étage
Surface brute du niveau: 38,55 m²

AERIAL VIEW





SUMMARY



- Land surface area : 2950 m²
 - Building surface area: 1140 m² (main + annex)
- The property has all necessary permits for professional use as office
- Could be converted into residential use after conversion of a few rooms into kitchens and bathrooms
- Renovated in 2009
- Presently vacant

Selling price: 2.950.000 €

Lease price :12.000 €/month +real estate tax



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