



## Excellent 6 Bed Renovation Project Townhouse for Sale In Brussels



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,013,681.08

#### Location

Pays:	Belgique
Adresse:	Rue Bordiau 51
Indicatif régional:	1000
Soumis:	21/05/2025

#### Description:

Excellent 6 Bed Renovation Project Townhouse for Sale In Brussels Belgium

Esales Property ID: es5554614

Rue Bordiau 51:  
Brussels  
1000  
Belgium

An Exceptional Opportunity: A Sprawling Six-Bedroom Renovation Project in the Heart of Brussels' European Quarter

Nestled within the prestigious and vibrant European Quarter of Brussels, an extraordinary property awaits a discerning buyer with a vision for transformation. This substantial six-bedroom townhouse presents a unique and compelling opportunity to acquire a significant piece of Brussels real estate, ripe for either a magnificent family home restoration or an astute conversion into multiple high-quality apartments.



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Offering an abundance of flexible living and bedroom space spread across its several floors, this property is a blank canvas brimming with potential, already benefiting from significant initial renovation work.

Imagine the possibilities within this classic Brussels townhouse. Its inherent architectural charm, typical of the city's elegant residential buildings, provides a solid foundation for creating a truly exceptional living environment. Each level of the property boasts its own dedicated outdoor space, a rare and coveted feature in central Brussels. To the front of the house, two charming balconies offer delightful spots to enjoy the streetscape and capture the ambiance of this desirable neighborhood. To the rear, a secluded garden provides a tranquil oasis, complemented by a substantial terrace – an ideal setting for al fresco dining, entertaining guests, or simply unwinding in privacy.

The current owner has undertaken a significant partial renovation, strategically designed to facilitate either the creation of a grand family residence or the seamless conversion into three independent apartments. This thoughtful initial investment offers a considerable head start for the new owner, saving valuable time and resources. The completed works include the installation of modern double-glazed windows throughout, ensuring energy efficiency and noise reduction. A comprehensive first fix of the electrical, plumbing, and heating systems has been carried out, providing a robust infrastructure for future customization. Furthermore, the property already features three well-appointed bathrooms, plus an additional ensuite bathroom, offering convenience and flexibility for a large family or multiple occupants. Efficient gas boilers have been installed to provide reliable heating and hot water.

The roof has undergone a complete overhaul, a crucial element in preserving the structural integrity and value of the property. On the upper level, a former servants' or attic room has been fully insulated and transformed into a comfortable space, complete with its own ensuite bathroom and new skylights, flooding the area with natural light. This versatile room could serve as a private guest suite, a home office, or a secluded retreat.

The basement level presents a valuable and usable space, currently awaiting imaginative reinvention. With direct access to the small courtyard garden at the rear, this area holds significant potential for a variety of uses, such as a recreational room, a home gym, a workshop, or additional storage. A touch of creative design could transform this lower level into a truly functional and appealing part of the property.

Beyond the considerable merits of the house itself, its location is undeniably one of its most significant assets. Situated in the heart of Brussels' prestigious European Quarter, residents will enjoy unparalleled access to the vibrant and cosmopolitan lifestyle this area offers. Within a mere ten-minute walk in one direction lies the hub of European political life, including the European Commission, alongside the picturesque squares of Ambiorix and Marie-Louise. The Schuman Metro station, a major transportation link providing easy access to the entire city, is also within easy reach. The area is also well-served by a plethora of bars and restaurants, catering to a diverse range of tastes and preferences.

In the opposite direction, just a two-minute stroll away, lies a quieter square, offering a more relaxed atmosphere. Here, residents will find a convenient bus stop, providing further transportation options, as well as an array of charming bars and restaurants. The presence of a Delhaize supermarket within such close proximity ensures that daily errands and grocery shopping are effortlessly managed.



For those needing to access the wider city or travel further afield, the property's location offers exceptional connectivity. Central Brussels, with its rich history, cultural attractions, and extensive shopping opportunities, is a swift 10 to 15-minute journey via bus or Metro. Furthermore, Brussels Airport, a major international travel hub, is conveniently located just 20 to 25 minutes away via the efficient Metro system, making international travel remarkably accessible.

This exceptional six-bedroom renovation project represents a rare opportunity to acquire a substantial property in one of Brussels' most sought-after locations. Its flexible layout, coupled with the significant initial renovation work already completed, offers a blank slate for a buyer with the vision to create either a stunning family home tailored to their exact specifications or a lucrative investment through the creation of three modern apartments. The combination of generous living spaces, private outdoor areas on each floor, and an enviable location within easy reach of key European institutions, amenities, and transportation links makes this property a truly compelling prospect.

#### Detailed Property Features and Potential:

- \* **Six Bedrooms:** Offering ample space for a large family or the potential for multiple well-sized bedrooms in each apartment conversion. The flexible layout allows for various configurations to suit individual needs.
- \* **Multiple Living Spaces:** The inherent structure of the townhouse provides numerous areas that can be adapted into comfortable and functional living rooms, reception areas, or communal spaces for separate apartments.
- \* **Private Outdoor Spaces on Each Floor:** This unique feature enhances the appeal of the property, offering residents of each level their own dedicated outdoor retreat. The two front balconies provide charming street views, while the rear garden and large terrace offer privacy and space for outdoor activities.
- \* **Partially Renovated:** The significant initial renovation work, including double-glazed windows, first fix electrical, plumbing, and heating, three bathrooms plus an ensuite, gas boilers, and a fully overhauled roof, represents a substantial saving in time and cost for the new owner.
- \* **Potential for Three Apartments:** The layout and the completed first fix work have been strategically designed to facilitate the creation of three independent apartments, offering an attractive investment opportunity in a high-demand rental market.
- \* **Insulated Attic Room with Ensuite and Skylights:** This already renovated space on the top floor offers a versatile area that could serve as a master suite, a guest apartment, a home office, or a recreational room, benefiting from natural light and privacy.
- \* **Usable Basement with Garden Access:** The basement provides valuable additional space that can be customized to suit various needs, with the added benefit of direct access to the rear courtyard garden, potentially creating a unique indoor-outdoor living experience.
- \* **Prime European Quarter Location:** The property's location within the prestigious European Quarter offers unparalleled access to European institutions, international organizations, and a vibrant cosmopolitan lifestyle.
- \* **Excellent Amenities:** Residents will enjoy the convenience of being within walking distance of a wide array of bars, restaurants, cafes, and shops, catering to all tastes and needs. The proximity to Square Ambiorix and Square Marie-Louise offers beautiful green spaces for relaxation and recreation.
- \* **Outstanding Transportation Links:** The property benefits from exceptional connectivity, with the



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Schuman Metro station providing direct access to the city center and other key areas of Brussels. Bus stops in the immediate vicinity offer further transportation options. Brussels Airport is easily accessible via a direct Metro line, making international travel seamless.

#### Investment Potential:

The option to convert this substantial townhouse into three independent apartments presents a significant investment opportunity in Brussels' thriving rental market. The European Quarter is a highly desirable location for expatriates, diplomats, and professionals working for the numerous international organizations in the area, ensuring strong rental demand and attractive yields. The completed first fix work streamlines the conversion process, reducing the time and cost associated with such a project. Each potential apartment could be designed to offer modern and comfortable living spaces, benefiting from the existing bathrooms and the provision for individual heating and electrical systems. The private outdoor spaces for each floor would further enhance the appeal and rental value of the individual units.

#### Vision for a Grand Family Home:

Alternatively, for a buyer seeking a magnificent family residence in a prime Brussels location, this property offers the space and potential to create a truly exceptional home. The six bedrooms provide ample accommodation for a large family and visiting guests. The multiple living spaces can be tailored to create elegant reception rooms, comfortable family areas, and dedicated spaces for work or hobbies. The private outdoor areas on each floor offer opportunities for creating balconies and terraces that extend the living space and provide areas for relaxation and entertainment. The already renovated attic room with its ensuite bathroom could serve as a luxurious master suite or a private guest wing. The usable basement offers further potential for creating recreational spaces, a home cinema, or a well-equipped utility area. By retaining the property as a single dwelling, the new owner has the unique opportunity to design and customize every aspect of their dream home, benefiting from the solid structure and the completed initial renovations.

#### The Charm of the European Quarter:

Living in the European Quarter of Brussels offers a unique blend of international dynamism and elegant residential living. The area is characterized by its grand avenues, beautiful parks, and impressive architecture. Residents enjoy a truly cosmopolitan atmosphere, with a diverse community and a wide range of international restaurants, cafes, and shops. The presence of major European institutions lends a sense of importance and vibrancy to the area. Despite its central location and international character, the European Quarter also offers pockets of tranquility, such as the serene squares of Ambiorix and Marie-Louise, providing residents with green spaces for relaxation and leisure. The excellent transportation links make it easy to explore the rest of Brussels and connect to other European cities.

#### A Unique Opportunity Awaits:

This exceptional six-bedroom renovation project in the heart of Brussels' European Quarter represents a rare and compelling opportunity for a discerning buyer. Whether the vision is to create a magnificent family home tailored to individual tastes or to undertake a strategic conversion into multiple high-quality



apartments for investment purposes, this property offers a solid foundation and significant potential. The combination of its substantial size, flexible layout, valuable existing renovations, private outdoor spaces on each floor, and its prime location within easy reach of amenities and transportation links makes this a truly unique offering in the Brussels real estate market. Do not miss the chance to acquire this exceptional property and unlock its full potential to create something truly special in the heart of Europe's capital.

## ABOUT THE AREA

Brussels, the vibrant capital of Belgium and a key center of European political and cultural life, is a city that seamlessly blends historical grandeur with modern dynamism. Its charming cobblestone streets and ornate Grand Place, a UNESCO World Heritage site, stand as testaments to its rich past, while its contemporary art scene, diverse culinary landscape, and bustling international atmosphere reflect its present-day significance. As the headquarters of the European Union and numerous international organizations, Brussels is a melting pot of cultures and languages, contributing to its unique and cosmopolitan character. The city offers a wealth of attractions, from world-class museums like the Royal Museums of Fine Arts of Belgium and the Magritte Museum to iconic landmarks such as the Atomium and the Manneken Pis statue, ensuring there is always something to explore and discover.

Beyond its historical and political importance, Brussels boasts a thriving cultural scene. Renowned for its surrealist art heritage, particularly through the works of René Magritte, the city offers numerous galleries and exhibitions showcasing both Belgian and international artists. Its culinary scene is equally diverse and celebrated, from traditional Belgian frites, waffles, and chocolates to a wide array of international cuisines reflecting its multicultural population. Brussels is also a hub for music, theatre, and festivals, offering a vibrant nightlife and a rich tapestry of entertainment options. The city's numerous parks and green spaces, such as Parc de Bruxelles and Bois de la Cambre, provide tranquil escapes from the urban bustle, offering opportunities for relaxation and recreation.

The architectural landscape of Brussels is a fascinating mix of styles, ranging from the medieval buildings around the Grand Place to the Art Nouveau masterpieces that adorn many of its neighborhoods. Victor Horta, a pioneer of the Art Nouveau movement, left an indelible mark on the city with his elegant and organic designs. Modern architectural developments also contribute to Brussels' evolving skyline, creating a visually interesting and dynamic urban environment. Navigating the city is made easy by its comprehensive public transportation system, including metro lines, trams, and buses, connecting all corners of the capital and its surrounding areas.

For those traveling to or from Brussels by air, the nearest major international airport is Brussels Airport (BRU), located in Zaventem, approximately 12 kilometers (7.5 miles) northeast of the city center. The airport offers extensive connections to destinations across Europe and the rest of the world, making Brussels easily accessible for international travelers. A direct and efficient train service connects Brussels Airport to various stations in the city, including Brussels Central, Brussels North, and Brussels South, providing a convenient and quick transfer for visitors and residents alike. Additionally, bus and taxi services are readily available for transportation between the airport and the city.

## MAIN FEATURES:



- \* 400m2 of living space approx
- \* 107m2 plot
- \* 6 Bedrooms
- \* 4 Bathrooms
- \* Street Views
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Belgium
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	6
Salle de bains:	4
Pied carré fini:	400 m <sup>2</sup>
Dimesions du lot:	107 m <sup>2</sup>

## Utility details

Heating:	Oui
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.923.433

