



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



### Information de l'agent

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### Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 860,000

#### Location

Pays: Belgique  
Indicatif régional: 1000  
Soumis: 30/05/2025

#### 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. 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



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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 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 creatin...

## Commun

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

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/UAJM-T2915/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T2915/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 18703-es5554614

