

# LES SEMAILLES

DRÈVE DU PRIEURÉ 19 - B1160 BRUXELLES

STATUS: IMPLEMENTATION

## TREMENDOUS CACHET

“Les Semailles”, built almost a century ago near to the estate of Val Duchesse, is located in a quiet street. The great residence was constructed in classical style in approximately 1922 in over a hectare of private parkland. It has all of the fine features of the period – a spacious marble hall, sculptured staircase, oak parquet, mosaic floor tiles and high ceilings decorated with stuccos and mouldings. The complete renovation of the building and restoration of the surrounding parkland in the year 2000 gives this office space enormous cachet. It is extremely elegant and meets all modern technical requirements.

## THE IDEAL LOCATION

The “Les Semailles” residence is situated in a quiet, leafy area between “boulevard du Souverain”, the E411 Namur-Luxembourg motorway and “avenue de Tervueren.” It is close to all of the main road links for getting into and out of Brussels. Close to the council buildings of “Auderghem” and the “étangs Mellaerts” it is also near to shops, schools and sports centres.



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## THE BENEFITS

- An exquisite adaptable office space in a charming environment
- Close to principal access roads  
Interior: bd du Souverain, Chée de Wavre, Av. and Chée de Tervueren, Bd de la Woluwe  
Exterior: ring-road, airport, E 41 I and E 25 motorways
- Public transport:  
Métro: Hermann Debroux Line 1A  
Bus: Stib 96-34-41-42-72  
Bus: Tec/De Lijn 341, 344, 345, 348, 349, 366, E  
Tram: 39, 44
- Close to the Auderghem and Woluwe shopping centres

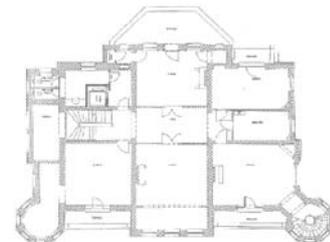
The historical architecture provides outstanding open reception areas enhanced by large glass doors and smaller areas for projects, meetings or other activities.

## SITE DETAILS

- Property dating to 1922
- Around 1050m<sup>2</sup> of office space (ground floor plus first and second floors and attic conversions)
- Huge underground space for archives, a cafeteria and technical rooms
- Full installation of telephone and IT cabling
- Lift, burglar and fire alarms, under-floor ducting
- Oil-fired central heating
- 1 hectare 7 hundred square metres of private park including:  
25 outdoor parking spaces  
2 tennis courts



Ground floor



First floor

