

UNDER COMPROMIS ! EUROPEAN QUARTER: BRIGHT 2 BEDROOM FLAT

370 000 €

Ref 6547450

Ixelles - Apartment 818 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



About this property

UNDER COMPROMIS ! In the immediate vicinity of Place de Londres, Place du Luxembourg and the European institutions, beautiful flat with a total surface area of $\pm 76\text{m}^2$ gross in a private enclosed area. It comprises Entrance hall, living room of $\pm 25\text{m}^2$, east facing balcony of $\pm 7\text{m}^2$ with stunning views, adjoining fitted kitchen of $\pm 8\text{m}^2$, night hall, separate toilet, 2 bedrooms of ± 14 and 8m^2 , one of which gives access to a east facing terrace of $\pm 3\text{m}^2$, bathroom. Also: large cellar, electricity not compliant. The Energy Efficiency Certificate (PEB/EPB) D- will become C+ after the installation of the cogeneration system in June 2025. A must-see!

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Reference : 6547450

Price : 370 000 €

Surface : 818 sq ft

Bedroom(s) : 2

Floor : 7

Bathroom(s) : 1

Cellar : Yes

Elevator : Yes

Terrace : Yes

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LECOBEL**
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VANEAU

Immobilier de prestige depuis
1972

VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne

VANEAU VIAGER

30 ans d'expérience en vente
viagère

VANEAU C'EST AUSSI

VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

VANEAU PATRIMOINE

Dispositifs de défiscalisation,
SCPI, Assurances Vie

VANEAU DIGITAL NEUF

La plate-forme digitale 100%
immobilier neuf

COURTAGE CRÉDITS

Exell Crédit immobiliers
Assurances emprunteurs

GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à
Paris

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés