

# MAGNIFICENT HOUSE +-200M<sup>2</sup> IN THE INTERIOR OF THE BLOCK

1 250 000 €

Ref 6662869

Ixelles - House 2153 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is honoured to present this magnificent 3-bedroom house of 200m<sup>2</sup> with garden in the brand-new 'Les Jardins d'Ixelles' development, ideally located a stone's throw from Place Flagey and just a stone's throw from the Etangs d'Ixelles. It comprises a cloakroom opening onto a 70m<sup>2</sup> living area, kitchen opening onto the dining room, storeroom and guest wc. You will enjoy exceptional light thanks to the bay windows overlooking the garden. Upstairs, the night hall leads to three beautiful bedrooms, one of which is en suite with its own shower room, laundry area, wc and the second shower room. Large cellar in addition. Enjoy a prime location close to shops, restaurants, schools and public transport. Delivery is scheduled for the end of 2026. The sale is subject to VAT on the construction value and registration duty on the land value. For more information on this magnificent project, please contact us today on 02/669.21.70 or by e-mail at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square  
10B 1050 Ixelles  
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✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 6662869

**Price :** 1 250 000 €

**Surface :** 2153 sq ft

**Bedroom(s) :** 3

**Bathroom(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Terrace :** Yes

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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