

IXELLES/WATERMAEL: MAGNIFICENT GF WITH SW-FACING GARDEN

3 500 €

Ref 6758639

Ixelles - Apartment 2540 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Close to Avenue Franklin Roosevelt and Avenue du Bois de la Cambre, magnificent ground floor duplex apartment with garden with a total surface area of $\pm 236 \text{ m}^2$ in a modern building. It consists of an entrance hall with a cloakroom and a water closet, a large living room with a dining area ($\pm 90.10 \text{ m}^2$), a fully equipped American kitchen ($\pm 19.30 \text{ m}^2$), a night hall, 4 beautiful bedrooms ($\pm 18.60 \text{ m}^2$, $\pm 15 \text{ m}^2$, $\pm 15 \text{ m}^2$ and $\pm 16.80 \text{ m}^2$), a bathroom adjoining the master bedroom, a separate shower room and a separate toilet. Beautiful terrace ($\pm 28.30 \text{ m}^2$) overlooking a large garden ($\pm 110 \text{ m}^2$) facing South-West. Cellar and a parking space included. New individual gas boiler (installed in 2024), working open fire, double glazing and parquet flooring. The apartment will be completely repainted. Charges: €280/month (Provision for the maintenance of common areas). PEB C-. To discover exclusively at Vaneau Lecobel!!

VANEAU LECOBEL

RENTALS

Georges Brugmann square

10B, 1050 Ixelles

ph +32 2 340 72 85

✉ rent@vaneau-lecobel.be

Reference : 6758639

Price : 3 500 €

Surface : 2540 sq ft

Bedroom(s) : 4

Floor : 0

Bathroom(s) : 2

Shower room(s) : 1

Garden : Yes

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Loads : 280 €

Availability : 01/05/2025

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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