

SALE PENDING - EUROPEAN QUARTER: 3/4 BEDROOM DUPLEX FLAT WITH GARDEN

845 000 €

Ref 6783327

Ixelles - Apartment 2411 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



About this property

SALE PENDING - Magnificent 3-bedroom duplex apartment (possibility 4) in a small early 20th-century condominium with south-facing garden. Ideally located, $\pm$ 500 m from Parc Léopold and $\pm$ 750 m from the European Parliament, this 224 m² gross loft (according to EPB), renovated with quality materials in 2012 and 2020, comprises a large open-plan living area with fully-equipped open-plan kitchen ($\pm$ 22 m²), bright lounge ($\pm$ 15 m²), terrace ($\pm$ 16 m²) and private garden of $\pm$ 175 m². Night hall with shower room, wc and 25 m² bedroom that can be divided into two. Private 26 m² annexe with study, dressing room, shower room and bedroom with direct access to the terrace and garden. 50 m² master bedroom with dressing room, study, utility room, bathroom and separate wc. EPB D+. Underfloor heating, compliant electrics, dual-flow mechanical ventilation, insulation and roof waterproofing from 2025. Exclusive viewing at Vaneau Lecobel!

VANEAU LECOBEL

BRUSSELS EAST

200 , Belliardstreet - 1000

Brussels

ph +32 2 669 70 90

✉ est@vaneau-lecobel.be

Reference : 6783327

Price : 845 000 €

Surface : 2411 sq ft

Bedroom(s) : 3

Floor : 0

Bathroom(s) : 3

Garden : 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