

IXELLES : 2-BEDROOM APT 5TH FLOOR, 2 TERRACES, GARAGE BOX

480 000 €

Ref 6627956

Ixelles - Apartment 1184 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



About this property

Set back from Avenue d'Italie, this beautiful and bright apartment offers a total surface area of $\pm 110 \text{ m}^2$ and is located on the 5th floor of the "La Toscane" residence. It comprises a 12 m^2 entrance hall with guest toilet and cloakroom, a spacious and luminous living room of $\pm 35 \text{ m}^2$ with unobstructed views, a fully equipped kitchen of approximately 15 m^2 , a night hall, and two beautiful bedrooms of 10 m^2 and 17 m^2 with built-in storage – the master bedroom features a dressing room and en-suite bathroom. There's also a separate shower room. The property includes two lovely terraces: one at the front of $\pm 11.5 \text{ m}^2$ (west-facing) and one at the back of $\pm 8 \text{ m}^2$ (east-facing). Cellar no. 34 and a mandatory closed garage box priced at €35,000. Additional features include a security door, parquet flooring, and double glazing. Monthly charges: $\pm \text{€}423$ (provision for heating, water, maintenance of common areas, reserve funds). Energy performance rating: C+. A must-see property!

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Reference : 6627956

Price : 480 000 €

Surface : 1184 sq ft

Bedroom(s) : 2

Floor : 5

Bathroom(s) : 2

Cellar : Yes

Elevator : Yes

Terrace : Yes

Availability : 01/08/2025

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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