

MAGNIFICENT HOUSE +-200M² IN THE INTERIOR OF THE BLOCK

1 250 000 €

Ref 6964967

Ixelles - House 2153 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel is proud to present the brand-new “Les Jardins d'Ixelles” project. Ideally located 150 m from the Etangs d'Ixelles and a stone's throw from Place Flagey, this project offers easy access to a wide range of shops, restaurants, schools and public transport. This residential project, comprising just two apartments: a 1-bedroom appt of +-60m² with terrace, a 3-bedroom duplex of +- 130m² with terrace and two houses: the first of +- 140m² with terrace and the second of +-200m² with garden, will seduce you with both the serenity of inner-city living and the active life of the neighborhood. Particular attention has been paid to the choice of materials, including photovoltaic panels for each unit, double-flow ventilation, optimal thermal and acoustic insulation, and PEB A (estimated) energy performance. Delivery is scheduled for the end of 2026. The sale is subject to VAT for the construction value and to registration fees for the land value. For further information on this magnificent project, please do not hesitate to contact us now on 02/669.21.70 or by e-mail at promotion@vaneau-lecobel.be

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
ph +32 2 669 21 70

✉ promotion@lecobel.be

Reference : 6964967

Price : 1 250 000 €

Surface : 2153 sq ft

Bedroom(s) : 3

Bathroom(s) : 2

Shower room(s) : 2

Garden : Yes

Cellar : Yes

Terrace : Yes

Availability : 01/11/2026

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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