



UNDER OFFER - LEPOUTRE: MAGNIFICENT GROUND FLOOR DUPLEX WITH GARDEN

595 000 €

Ref 7047129

Ixelles - Apartment 1507 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels

About this property

UNDER OFFER - On the prestigious Avenue Louis Lepoutre, magnificent lower ground floor duplex with character with a total surface area of $\pm 140 \text{ m}^2$ gross with a North-West facing garden of $\pm 45 \text{ m}^2$ in a small co-ownership. It is composed as follows: On the ground floor: entrance/office of $\pm 19 \text{ m}^2$, living room and dining room in a row of $\pm 33 \text{ m}^2$, veranda, kitchen, separate water closet. On the lower level, bedroom of $\pm 17 \text{ m}^2$, dressing room, bathroom with WC, dressing room/laundry room/office area. Also: small co-ownership, collective gas condensing boiler, non-compliant electricity, low charges, currently rented, legal situation: 1 bedroom + office/laundry room. PEB F. To discover without further delay!

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Price : 595 000 €

Surface : 1507 sq ft

Bedroom(s) : 2

Floor : 0

Bathroom(s) : 1

Garden : 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