

# EU DISTRICT: RENOVATED HOUSE + DUPLEX + GARDEN AND GARAGE

1 050 000 €

Ref 7079898

Ixelles - House 2562 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located near Place du Luxembourg, this magnificent 1930s house in excellent condition offers a total surface area of approximately 265 m<sup>2</sup> (about 2,800 sq ft) plus a rear cottage of approximately 38 m<sup>2</sup> (about 38 m<sup>2</sup>) featuring a lovely patio and garden of approximately 45 m<sup>2</sup> (about 480 sq ft) between the two buildings. The front house features an entrance hall, a pleasant living/dining room opening onto a beautiful terrace and garden, a fully equipped open-plan kitchen, five bedrooms (approximately 22, 22, 13.50, 12, and 11 m<sup>2</sup>), a dressing room, a bathroom, two shower rooms with toilets, and two separate toilets. In the basement: a fitness room, boiler room, laundry room, and storage cellars. The rear cottage of approximately 38 m<sup>2</sup> (living room with kitchenette, upstairs: one bedroom with shower room and toilet). A garage with an automatic door completes this magnificent property. Also: water softener, renovated roof and cornices, solid oak floors, alarm, double glazing. Superb brightness, charm, beautiful spaces, guaranteed to be a hit! Lively and pleasant neighborhood, well served by public transport (Trône metro, bus), Luxembourg train station, quick access to the airport.

VANEAU LECOBEL

BRUSSELS EAST

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Brussels

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**Reference :** 7079898

**Price :** 1 050 000 €

**Surface :** 2562 sq ft

**Bedroom(s) :** 6

**Bathroom(s) :** 3

**Shower room(s) :** 3

**Garden :** Yes

**Cellar :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 31/12/2025

**ty :**



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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