

# UNDER OFFER !! IXELLES : 2-BEDROOM APT 5TH FLOOR, 2 TERRACES, GARAGE BOX

450 000 €

Ref 7205532

Ixelles - Apartment 1184 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

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

VANEAU LECOBEL  
BRUSSELS SOUTH  
G. Brugmann Square 10B  
1050 Ixelles  
ph +32 2 346 33 55  
✉ [lecobel@vaneau-  
lecobel.be](mailto:lecobel@vaneau-lecobel.be)

**Reference :** 7205532

**Price :** 450 000 €

**Surface :** 1184 sq ft

**Bedroom(s) :** 2

**Floor :** 5

**Bathroom(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Terrace :** Yes

**UNDER OFFER !! IXELLES : 2-BEDROOM APT 5TH FLOOR, 2 TERRACES, GARAGE BOX**

450 000 €

Ref 7205532

Ixelles - Apartment 1184 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



**UNDER OFFER !! IXELLES : 2-BEDROOM APT 5TH FLOOR, 2 TERRACES, GARAGE BOX**

450 000 €

Ref 7205532

Ixelles - Apartment 1184 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## **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**