

# UNDER OFFER !! ABBEY: GROUND FLOOR DUPLEX WITH 3 BEDROOMS + COURTYARD

740 000 €

Ref 7225955

Ixelles - Apartment 1830 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Abbey: duplex flat of approximately 170 m<sup>2</sup> with terraces measuring 28 m<sup>2</sup> and 7.3 m<sup>2</sup>. It is composed as follows: First floor: Three adjoining rooms comprising a fully equipped kitchen of  $\hat{A}\pm 17.5$  m<sup>2</sup>, living room with stove of  $\hat{A}\pm 19$  m<sup>2</sup>, dining room of  $\hat{A}\pm 15$  m<sup>2</sup> opening onto a terrace of  $\hat{A}\pm 7.3$  m<sup>2</sup>, landing with staircase of  $\hat{A}\pm 8$  m<sup>2</sup>, hall of  $\hat{A}\pm 2$  m<sup>2</sup> with separate toilet and storage space (possibility of installing a shower), bedroom of approx. 11 m<sup>2</sup> opening onto the terrace. Lower level: Staircase landing of approx. 6 m<sup>2</sup> leading to the first bedroom of approx. 14 m<sup>2</sup>, full bathroom (bath, shower, double sink and toilet) of approx. 11 m<sup>2</sup>, second shower room, second bedroom of approx. 20 m<sup>2</sup> opening onto a passageway, storage room/dressing room of approx. 8 m<sup>2</sup>. Also: double glazing, cellar, communal gas boiler, electricity compliant. EPC: E. Viewing exclusively with Vaneau Lecobel!

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**Reference :** 7225955

**Price :** 740 000 €

**Surface :** 1830 sq ft

**Bedroom(s) :** 3

**Floor :** 0

**Bathroom(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Terrace :** Yes

**Availabili** 01/07/2026 -

**ty :** 12:00

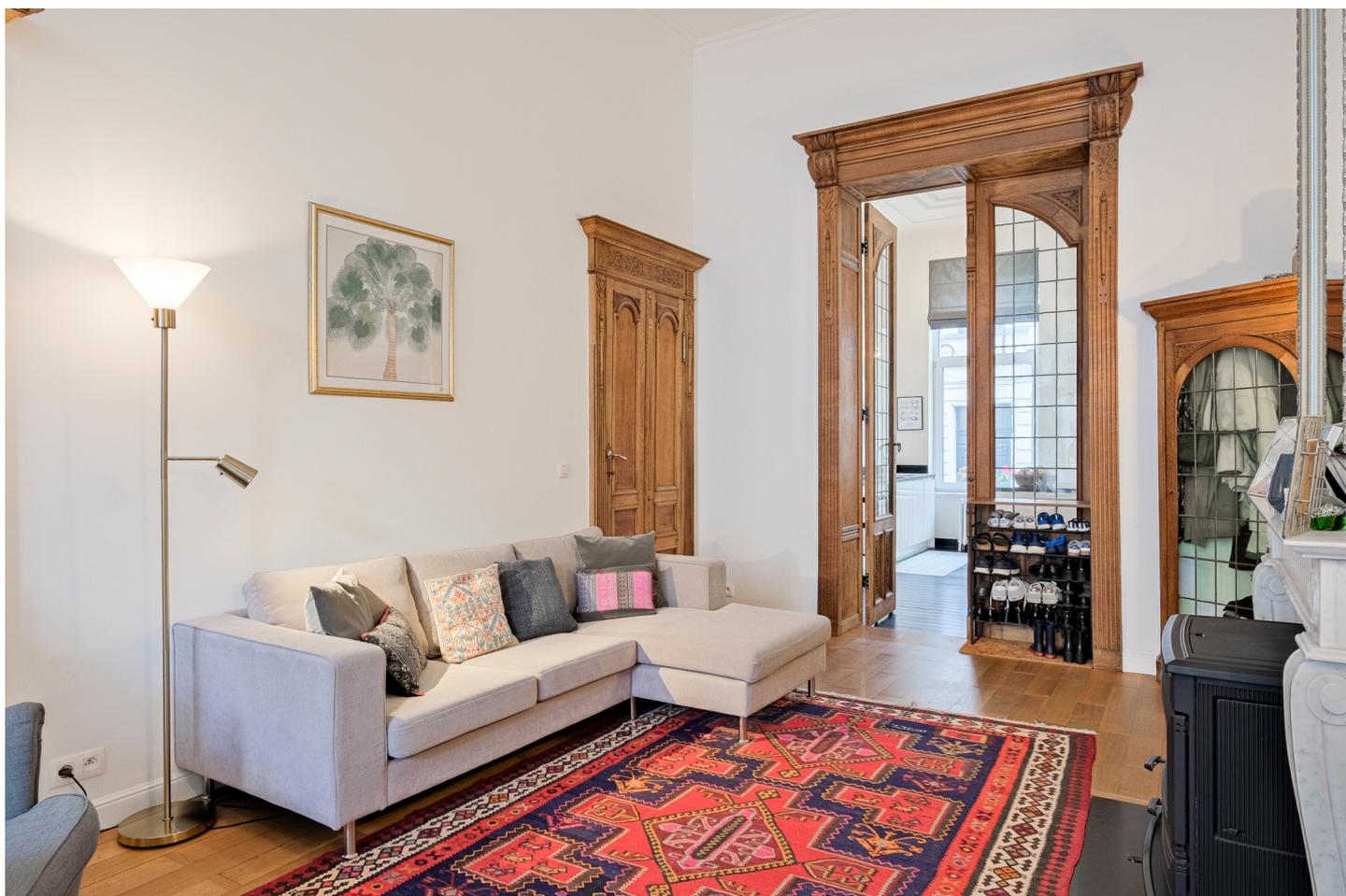
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## **VANEAU**

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**