

# SOUS OFFRE !! JARDIN DU ROI : MODERN 2-BEDROOM APT WITH LARGE GARDEN WEST

760 000 €

Ref 7243446

Ixelles - Apartment 1292 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

UNDER OFFER !! Between the Jardins du Roy and La Cambre, stunning modern 2-bedroom apartment of approximately 127 m<sup>2</sup> gross surface area with a large terrace and a beautifully landscaped private garden of around 155 m<sup>2</sup> facing southwest, located on the garden level of a 4-unit building constructed in 2011–2012. It is laid out as follows: entrance hall of about 5 m<sup>2</sup>, guest toilet, a bright living room + dining area + fully equipped open kitchen of ± 45 m<sup>2</sup>, terrace of approximately 25 m<sup>2</sup> leading to a magnificent landscaped garden of around 130 m<sup>2</sup>, 2 bedrooms of ± 20 m<sup>2</sup> and 15 m<sup>2</sup>, one shower room and one en-suite bathroom. Additional features: solid wood flooring and blue stone tiles, custom-made closets and wardrobes, gas fireplace insert, ultra-equipped kitchen, individual gas boiler, double glazing, electrical system compliant with regulations, dual-flow ventilation, low charges, EPC rating E+! A must-see!

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**Reference :** 7243446

**Price :** 760 000 €

**Surface :** 1292 sq ft

**Bedroom(s) :** 2

**Floor :** 0

**Bathroom(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Terrace :** 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**