

## UNDER OFFER !! LEPOUTRE: DUPLEX PENTHOUSE, 2 BEDROOMS, OFFICE + TERRACES

639 000 €

Ref 7334296

Ixelles - Apartment 1615 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



### About this property

UNDER OFFER !! On the prestigious Avenue Louis Lepoutre, magnificent duplex penthouse with a gross surface area of  $\hat{A}\pm 150 \text{ m}^2$  with terraces. It is composed as follows: Entrance hall, bright living room of  $\hat{A}\pm 34 \text{ m}^2$  with rear balcony facing west, semi-open kitchen of  $\hat{A}\pm 8 \text{ m}^2$  with laundry area, dining room of  $\hat{A}\pm 16 \text{ m}^2$  with front balcony, office of  $\hat{A}\pm 10 \text{ m}^2$ , guest toilet. Upstairs, spacious night hall with storage, 2 bedrooms of  $\hat{A}\pm 18.5 \text{ m}^2$  and  $15 \text{ m}^2$  with mezzanine of  $\hat{A}\pm 10 \text{ m}^2$ , bathroom, and magnificent terrace of  $\hat{A}\pm 28 \text{ m}^2$  facing west. Also: Small co-ownership, 2 large cellars, recent individual gas boiler, double glazing, PEB G. Not to be missed!

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**Reference :** 7334296

**Price :** 639 000 €

**Surface :** 1615 sq ft

**Bedroom(s) :** 2

**Floor :** 3

**Bathroom(s) :** 1

**Garden :** Yes

**Cellar :** 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**