

# CAMBRE : SUPERB GROUND FLOOR 3 BEDROOMS + GARDEN

890 000 €

Ref 7334395

Ixelles - Apartment 1991 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Just a stone's throw from the Bois de la Cambre, superb ground floor apartment of 185 m<sup>2</sup> gross floor area with a 60 m<sup>2</sup> south-east-facing front garden. It is composed as follows: entrance hall, living room of ± 45 m<sup>2</sup>, kitchen with dining area of ± 37 m<sup>2</sup>, utility room, 2nd entrance hall, night hall of ± 5.5 m<sup>2</sup>, separate toilet, bedroom of ± 18.5 m<sup>2</sup> with shower room, bedroom of ± 14.5 m<sup>2</sup> with en-suite shower room of ± 5 m<sup>2</sup>, master bedroom of ± 20 m<sup>2</sup> with en-suite shower room of ± 6m<sup>2</sup>, front garden of ± 60 m<sup>2</sup> facing South-East. Also: total renovation between 2018 and 2024, parquet flooring, double glazing, entry phone, cellar, compulsory extra garage space (€50,000), compliant electricity. EPB: C. Exclusive viewing at Vaneau Lecobel!

VANEAU LECOBEL  
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**Reference :** 7334395

**Price :** 890 000 €

**Surface :** 1991 sq ft

**Bedroom(s) :** 3

**Floor :** 0

**Bathroom(s) :** 3

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

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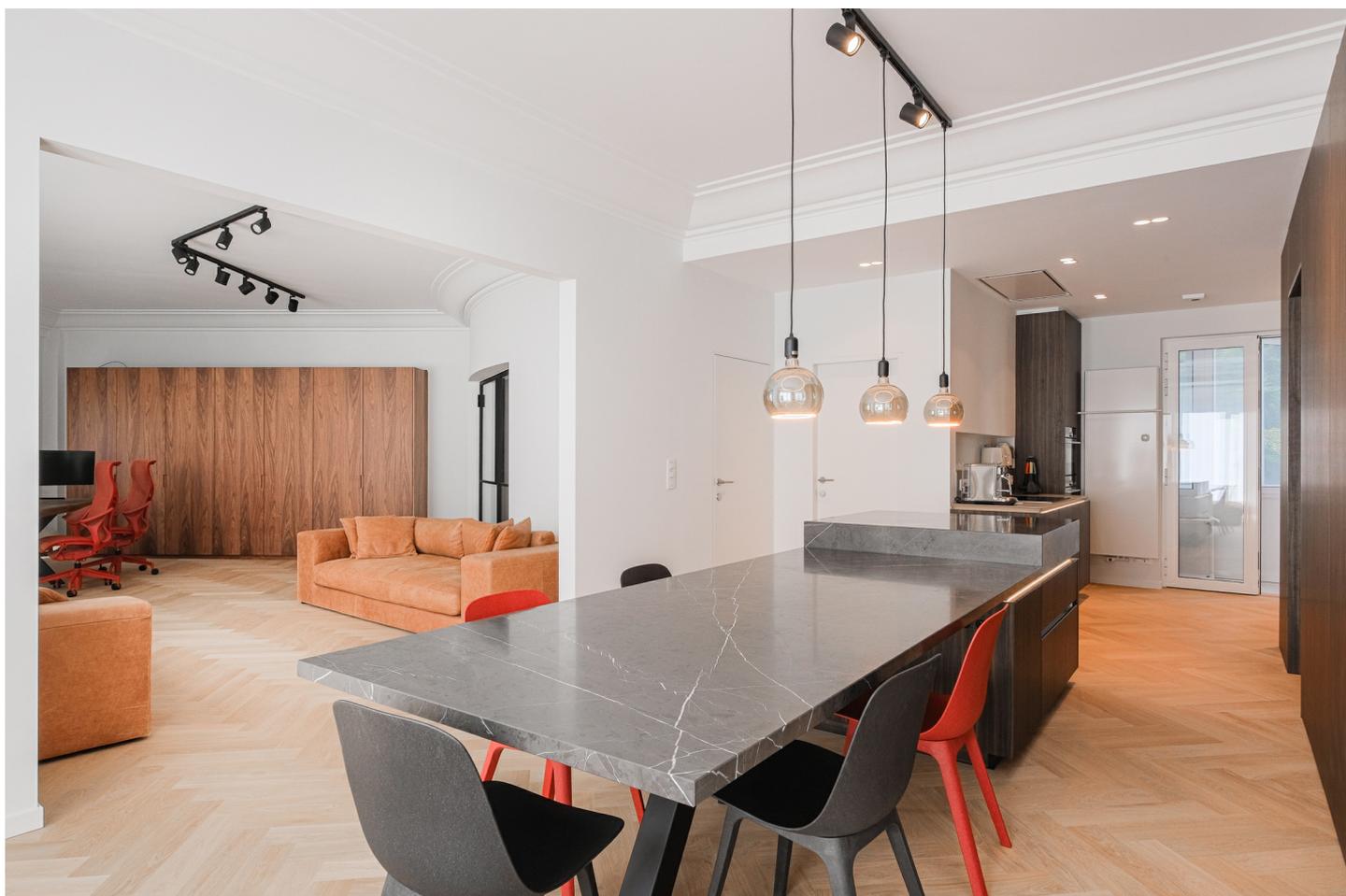
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## **VANEAU**

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**