

PLACE BRUGMANN: MAGNIFICENT 455M² 4-BDR HOUSE WITH GARDEN

1 650 000 €

Ref 7339873

Ixelles - House 4898 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Located a stone's throw from the prestigious Place G. Brugmann, magnificent bourgeois house with a total gross surface area of $\hat{A}\hat{A}\hat{A}\pm 455 \text{ m}\hat{A}^2$. It is composed as follows: on the ground floor: entrance hall, living/dining room with 3 adjoining rooms of $\hat{A}\pm 63 \text{ m}\hat{A}^2$, veranda, utility room, kitchen of $\hat{A}\pm 16 \text{ m}\hat{A}^2$, laundry area, separate water closet, South-West facing garden of $\hat{A}\pm 120 \text{ m}\hat{A}^2$. On the first floor: Landing, separate water closet of $\hat{A}\pm 9 \text{ m}\hat{A}^2$ with cloakroom area. On the 1st floor: Landing, master bedroom of $\hat{A}\pm 31 \text{ m}\hat{A}^2$ with South-West facing terrace of $\hat{A}\pm 11.5 \text{ m}\hat{A}^2$ with full bathroom of $\hat{A}\pm 10 \text{ m}\hat{A}^2$, second bedroom of $\hat{A}\pm 31 \text{ m}\hat{A}^2$. On the 2nd floor: Landing, 2 bedrooms of $\hat{A}\pm 24.5$ and $19.5 \text{ m}\hat{A}^2$, full bathroom. Converted attic: bedroom area of $\hat{A}\hat{A}\hat{A}\pm 19 \text{ m}\hat{A}^2$, separate water closet, office area of $\hat{A}\hat{A}\hat{A}\pm 8 \text{ m}\hat{A}^2$. Partially converted basement: separate water closet, home cinema, games room, gym, storage room, boiler room, storage room. Also: Functional gas insert in the living room, air conditioning in some bedrooms, double and single glazing, non-compliant electrical certificate, condensing gas boiler (2019). PEB E. To discover without further delay!

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lecobel.be](mailto:lecobel@vaneau-lecobel.be)

Reference : 7339873

Price : 1 650 000 €

Surface : 4898 sq ft

Bedroom(s) : 4

Bathroom(s) : 2

Shower room(s) : 2

Garden : Yes

Cellar : Yes

Terrace : Yes

Availabili 05/01/2026 -
ty : 12:00

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1972

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VANEAU VIAGER

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viagère

VANEAU

C'EST AUSSI

VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

VANEAU PATRIMOINE

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VANEAU DIGITAL NEUF

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immobilier neuf

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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