

# PLACE BRUGMANN: MAGNIFICENT 455M<sup>2</sup> 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  $\pm 455$  m<sup>2</sup>. It is composed as follows: on the ground floor: entrance hall, living/dining room with 3 adjoining rooms of  $\pm 63$  m<sup>2</sup>, veranda, utility room, kitchen of  $\pm 16$  m<sup>2</sup>, laundry area, separate water closet, South-West facing garden of  $\pm 120$  m<sup>2</sup>. On the first floor: Landing, separate water closet of  $\pm 9$  m<sup>2</sup> with cloakroom area. On the 1st floor: Landing, master bedroom of  $\pm 31$  m<sup>2</sup> with South-West facing terrace of  $\pm 11.5$  m<sup>2</sup> with full bathroom of  $\pm 10$  m<sup>2</sup>, second bedroom of  $\pm 31$  m<sup>2</sup>. On the 2nd floor: Landing, 2 bedrooms of  $\pm 24.5$  and  $19.5$  m<sup>2</sup>, full bathroom. Converted attic: bedroom area of  $\pm 19$  m<sup>2</sup>, separate water closet, office area of  $\pm 8$  m<sup>2</sup>. 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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**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

**Availability :** 05/01/2026 -  
12:00

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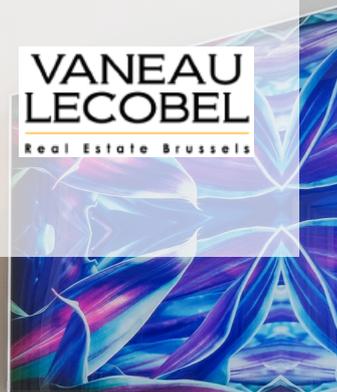


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## **VANEAU**

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**