

# PL. BRUGMANN: HOUSE WITH SOUTH-FACING GARDEN

875 000 €

Ref 7536078

Forest - House 3165 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Located a stone's throw from the prestigious Place G. Brugmann, charming house of  $\pm 294$  m<sup>2</sup> gross. It is composed as follows: Entrance hall and hallway with staircase, in the semi-basement: hyper-equipped kitchen and dining room of  $\pm 25$  m<sup>2</sup> giving access to a courtyard, bathroom and toilet. On the ground floor, bright living room in a row of  $\pm 34$  m<sup>2</sup> opening onto veranda, terrace and garden of  $\pm 60$  m<sup>2</sup> facing south. On the upper floors, bright living rooms in a row of  $\pm 33$  m<sup>2</sup> with balcony, equipped kitchen and 2 offices, 3 bedrooms of  $\pm 14$ , 13 and 9 m<sup>2</sup> including one with terrace of  $\pm 13$  m<sup>2</sup>, bathroom. Also: Alarm, double glazing, gas boiler, unconverted attic, cellar, PEB: E, beautiful ceiling heights. Potential for expansion. A must-see!

VANEAU LECOBEL  
BRUSSELS SOUTH  
G. Brugmann Square 10B  
1050 Ixelles  
ph +32 2 346 33 55  
✉ [lecobel@vaneau-  
lecobel.be](mailto:lecobel@vaneau-lecobel.be)

**Reference :** 7536078

**Price :** 875 000 €

**Surface :** 3165 sq ft

**Bedroom(s) :** 5

**Bathroom(s) :** 2

**Shower room(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Terrace :** Yes

# PL. BRUGMANN: HOUSE WITH SOUTH-FACING GARDEN

875 000 €

Ref 7536078

Forest - House 3165 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels





# PL. BRUGMANN: HOUSE WITH SOUTH-FACING GARDEN

875 000 €

Ref 7536078

Forest - House 3165 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## **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**