

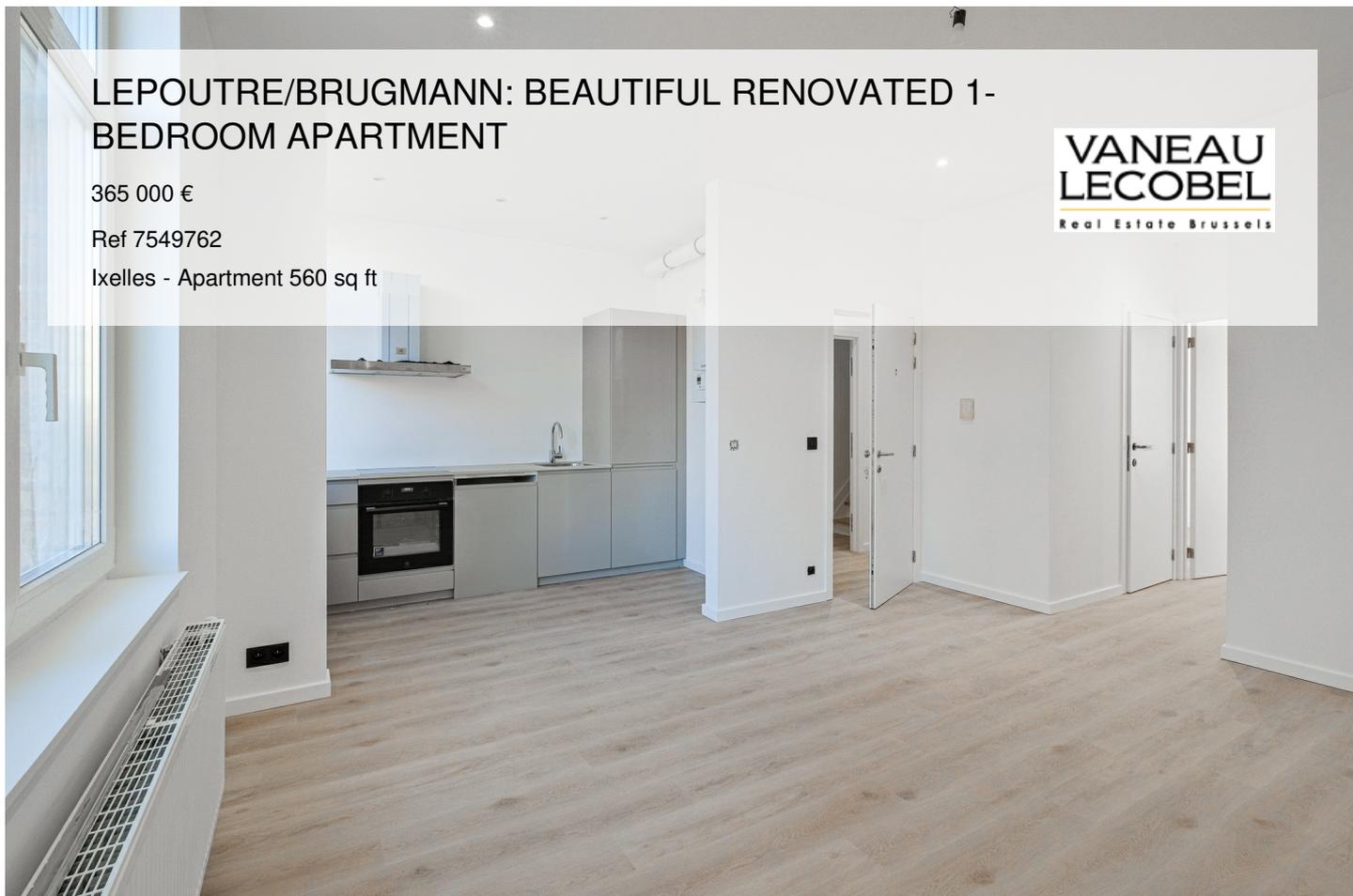
# LEPOUTRE/BRUGMANN: BEAUTIFUL RENOVATED 1-BEDROOM APARTMENT

365 000 €

Ref 7549762

Ixelles - Apartment 560 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located on a quiet street next to the prestigious Avenue Louis Lepoutre and Place Brugmann, this magnificent renovated apartment of approximately 52 m<sup>2</sup> (gross floor area) is situated in a refurbished three-unit building. The apartment comprises an entrance hall, a bright living room with a fully equipped open-plan kitchen, a bedroom with a bay window, a separate WC, private laundry room at mid-level and a shower room. Additional features include double glazing, a security door, a video intercom, compliant electrical wiring, a new individual gas boiler, hardwood floors, a bicycle storage area, and an energy performance certificate (EPC) rating of E. Don't miss this opportunity!

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

**Reference :** 7549762

**Price :** 365 000 €

**Surface :** 560 sq ft

**Bedroom(s) :** 1

**Floor :** 1

**Bathroom(s) :** 1

**Cellar :** Yes

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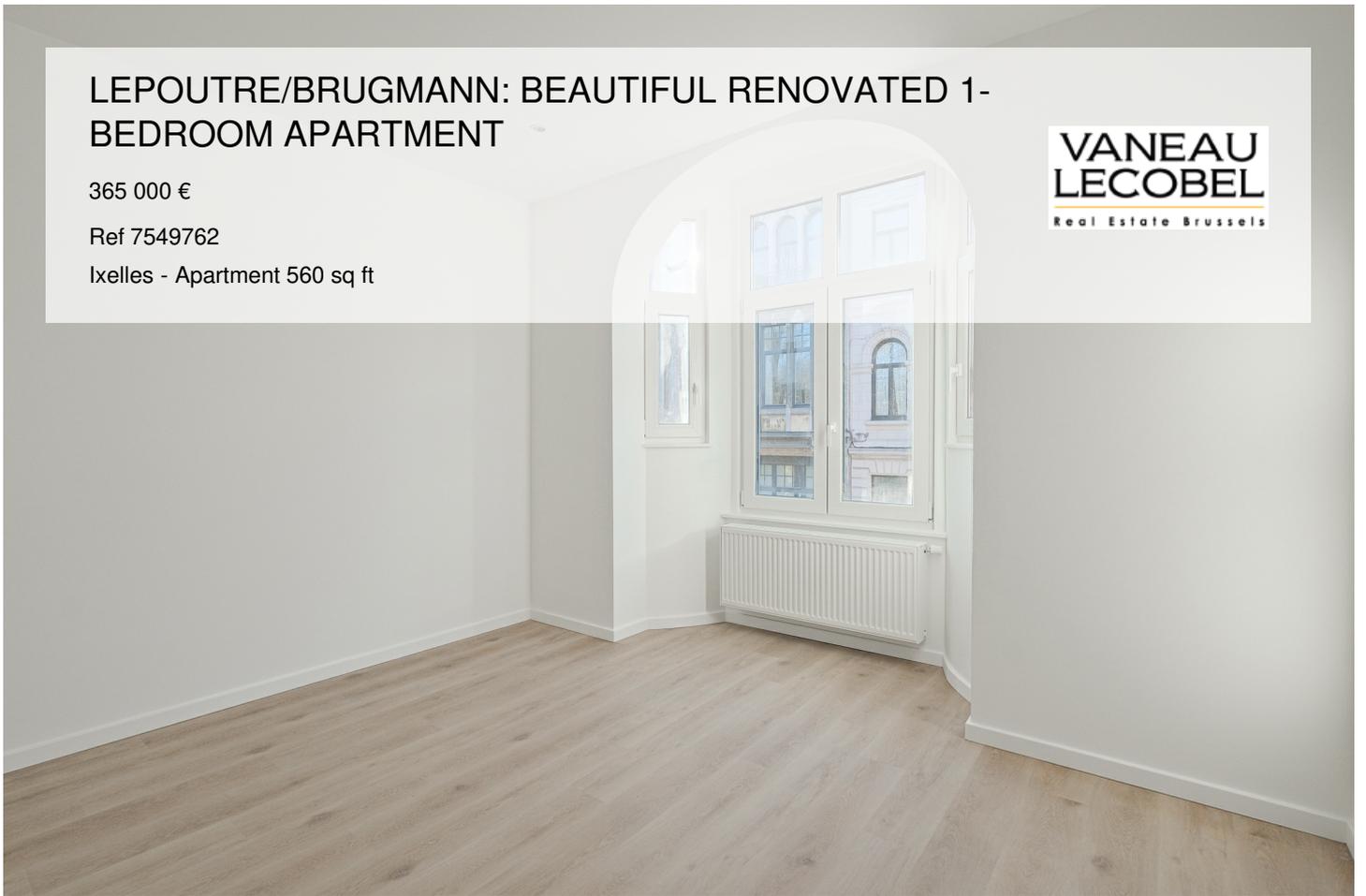
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## **VANEAU**

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**