

PL. BRUGMANN – BOURGEOIS HOUSE OF ± 580 M² BRUTO & GARDEN.

1 495 000 €

Ref 7564696

Forest - House 6243 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Located just steps from the prestigious Place G. Brugmann, charming bourgeois Art Nouveau-style house with a south-facing garden of ± 160 m². The layout is as follows: Ground floor (± 102 m²): Entrance hall and landing with staircase leading to the living room and dining room in enfilade, a fitted kitchen opening onto the garden. 1st floor (± 92 m²): Landing leading to two bedrooms, a bathroom, a dressing room and a terrace. 2nd floor (± 74 m²): Landing leading to two bedrooms, one with a toilet and the other with a kitchen, a bathroom, as well as a front balcony and a rear terrace. 3rd floor (± 66 m²): Landing leading to a bedroom with mezzanine, a second bedroom with toilet and an office (formerly a bathroom). Lower mezzanine level (± 103 m²): Three multipurpose rooms, formerly a kitchen. Basement (± 102 m²): Cellars. EPC: G. Additional features: planning permission granted for division into 3 units (valid for 2 years), permit granted to remove the garden tree, non-compliant electrical installation, single-glazed wooden window frames, gas boiler, functional fireplace. A must-see property.

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 : 7564696

Price : 1 495 000 €

Surface : 6243 sq ft

Bedroom(s) : 6

Bathroom(s) : 2

Garden : Yes

Cellar : Yes

Terrace : Yes

PL. BRUGMANN – BOURGEOIS HOUSE OF ± 580 M²
BRUTO & GARDEN.

1 495 000 €

Ref 7564696

Forest - House 6243 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels





PL. BRUGMANN – BOURGEOIS HOUSE OF ± 580 M²
BRUTO & GARDEN.

1 495 000 €

Ref 7564696

Forest - House 6243 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