

# MAGNIFICENT REAR HOUSE WITH A ± 140 M<sup>2</sup> GARDEN AND PARKING.

765 000 €

Ref 7585806

Bruxelles - House 1819 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located near the Botanical Garden and Place du Congrès, this magnificent rear house offers a total gross surface area of approximately 169 m<sup>2</sup>, with a terrace and a private garden of ± 140 m<sup>2</sup>. It is composed as follows: Ground floor: entrance hall of ± 4 m<sup>2</sup> with separate toilet of ± 2 m<sup>2</sup>, living room of ± 40 m<sup>2</sup> with dining area, fully equipped Siematic kitchen of ± 9 m<sup>2</sup>, and a 15 m<sup>2</sup> terrace with garden. First floor: night hall leading to two bedrooms of ± 16 m<sup>2</sup> and 9 m<sup>2</sup>, as well as a bathroom of ± 5 m<sup>2</sup> with separate toilet. Second floor: night hall leading to two spacious bedrooms of ± 20 m<sup>2</sup> and 12 m<sup>2</sup>, and a shower room. Energy performance rating: F. Additional features: parking space included (currently rented), double-glazed windows, gas condensing boiler, insulated roof (2023), bicycle storage, and cellar.

VANEAU LECOBEL

BRUSSELS EAST

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Brussels

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**Reference :** 7585806

**Price :** 765 000 €

**Surface :** 1819 sq ft

**Bedroom(s) :** 4

**Bathroom(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Parking(s) :** 1

**Terrace :** Yes

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

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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**