

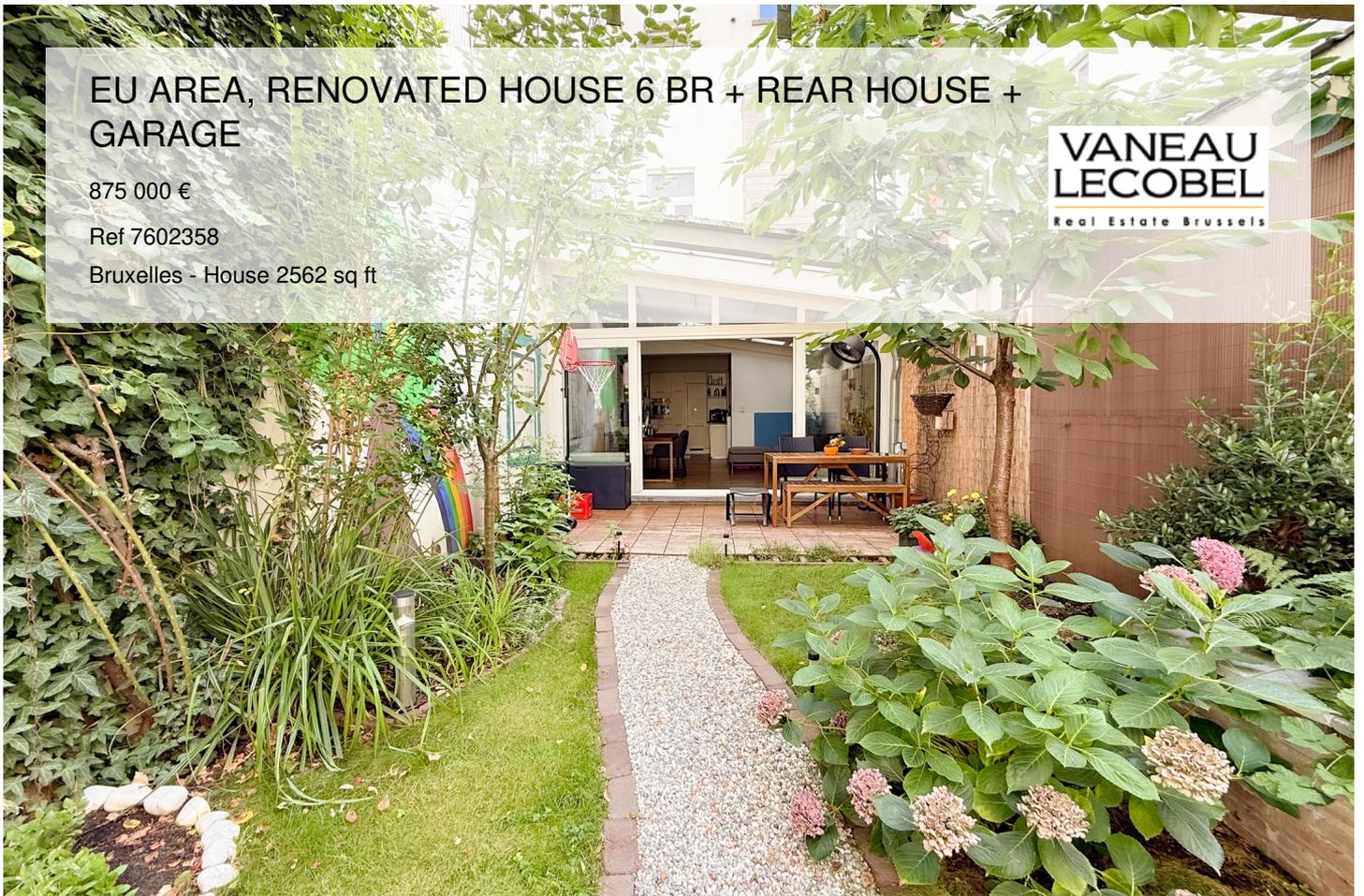
# EU AREA, RENOVATED HOUSE 6 BR + REAR HOUSE + GARAGE

875 000 €

Ref 7602358

Bruxelles - House 2562 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located in Ixelles, on the border of Brussels (1000), near Place du Luxembourg and Square de Meeus, this magnificent 1930s house is in excellent condition and offers a total living area of approximately 265 m<sup>2</sup> plus a rear cottage of approximately 38 m<sup>2</sup> with a charming patio and garden of approximately 45 m<sup>2</sup>. The front house comprises an entrance hall, a pleasant living/dining room opening onto a lovely terrace and the garden, a fully equipped open-plan kitchen, five bedrooms (approximately 22, 22, 13.50, 12, and 11 m<sup>2</sup>), a dressing room, a bathroom, two shower rooms (one with a toilet), and two separate toilets. The basement includes a fitness room, boiler room, laundry room, and storage cellars. The rear cottage of approximately 38 m<sup>2</sup> offers a living room with a kitchenette and, upstairs, a bedroom with a shower room and toilet. A garage with an automatic door completes this magnificent property. Also included: a water softener, renovated roof and cornices, solid oak parquet flooring, an alarm system, and double glazing. Superb natural light, charm, and spacious rooms—a guaranteed favorite! Located in a lively and pleasant neighborhood, well-served by public transport: Trône metro station, buses, Luxembourg train station, and quick access to the airport.

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**Reference :** 7602358

**Price :** 875 000 €

**Surface :** 2562 sq ft

**Bedroom(s) :** 6

**Bathroom(s) :** 3

**Shower room(s) :** 3

**Garden :** Yes

**Cellar :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 31/12/2025 -  
12:00

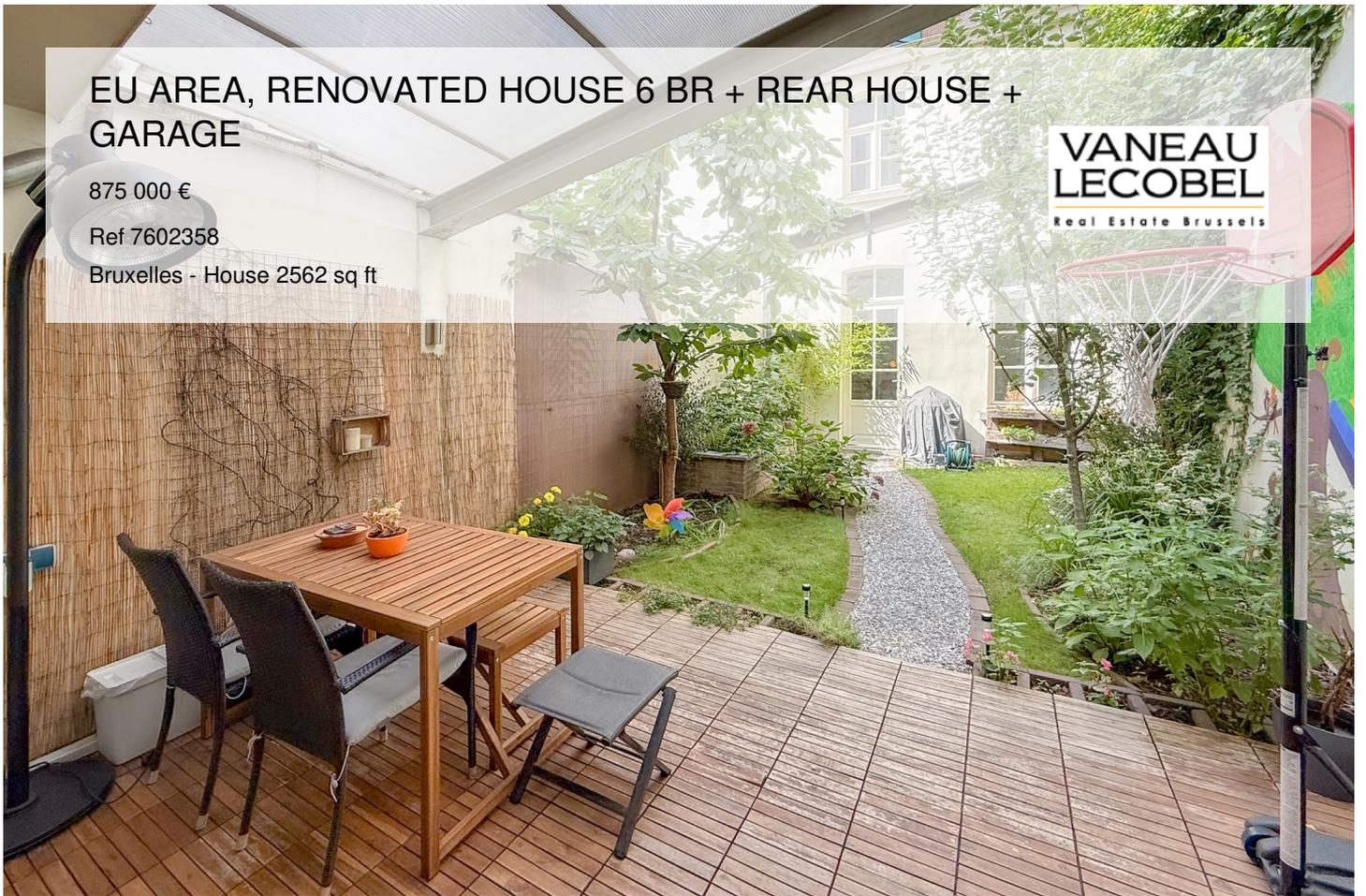
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## **VANEAU**

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**