

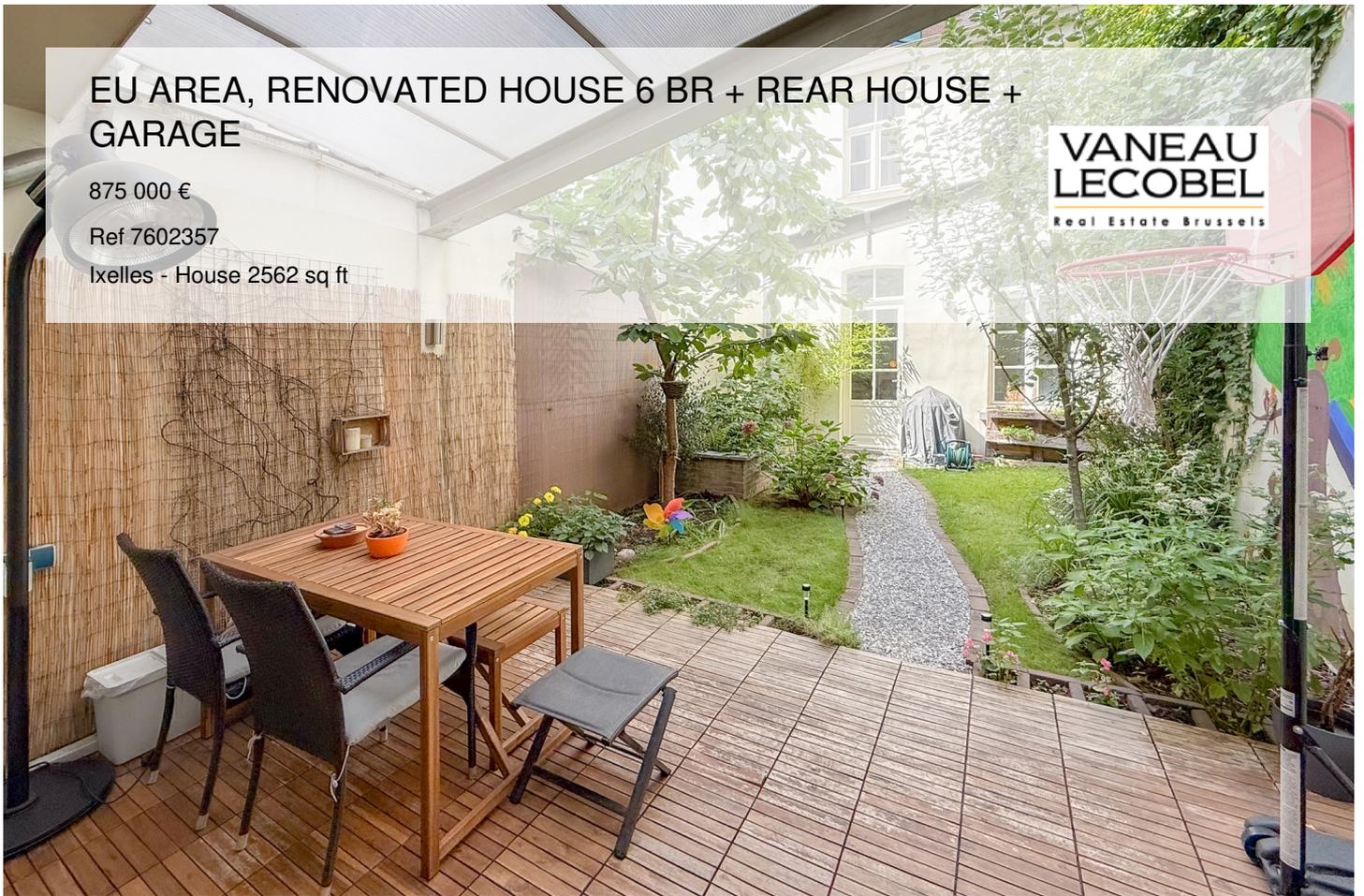
EU AREA, RENOVATED HOUSE 6 BR + REAR HOUSE + GARAGE

875 000 €

Ref 7602357

Ixelles - House 2562 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Ideally located near Place du Luxembourg, this magnificent 1930s house in excellent condition offers a total surface area of approximately 265 m² (about 2,800 sq ft) plus a rear cottage of approximately 38 m² (about 38 m²) featuring a lovely patio and garden of approximately 45 m² (about 480 sq ft) between the two buildings. The front house features an entrance hall, a pleasant living/dining room opening onto a beautiful terrace and garden, a fully equipped open-plan kitchen, five bedrooms (approximately 22, 22, 13.50, 12, and 11 m²), a dressing room, a bathroom, two bath/shower rooms, one with toilets, and two separate toilets. In the basement: a fitness room, boiler room, laundry room, and storage cellars. The rear cottage of approximately 38 m² (living room with kitchenette, upstairs: one bedroom with shower room and toilet). A garage with an automatic door completes this magnificent property. Also: water softener, renovated roof and cornices, solid oak floors, alarm, double glazing. Superb brightness, charm, beautiful spaces, guaranteed to be a hit! Lively and pleasant neighborhood, well served by public transport (Trône metro, bus), Luxembourg train station, quick access to the airport.

VANEAU LECOBEL
BRUSSELS EAST
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Brussels
ph +32 2 669 70 90
✉ est@vaneau-lecobel.be

Reference : 7602357

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

Availabili 31/12/2025 -
ty : 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