

# ROOSEVELT/ULB : 3 BEDROOMS APARTMENT + TERRACE + GARAGE

1 950 €

Ref 7611499

Ixelles - Apartment 1561 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Between Avenue Franklin Roosevelt and the Université Libre de Bruxelles, this beautiful apartment, with a total surface area of approximately 145 m<sup>2</sup>, was renovated in 2026. It comprises an entrance hall, a spacious living room (approximately 37 m<sup>2</sup>), a fully equipped kitchen, a hallway with storage, three good-sized bedrooms (approximately 19 m<sup>2</sup>, 11 m<sup>2</sup>, and 10 m<sup>2</sup>), a bathroom with a toilet, a shower room, and a separate toilet. There is an east-facing front terrace (approximately 4 m<sup>2</sup>) and a west-facing rear terrace (approximately 12 m<sup>2</sup>). A large cellar (approximately 15 m<sup>2</sup>) is included, and a garage box is available for an additional mandatory fee (€150/month). The building has a communal garden. Charges: €300/month (Provision for heating, hot and cold water, concierge service, maintenance of the communal garden, elevator, and upkeep of common areas). Energy Performance Certificate (EPC) rating: C. Exclusively available through Vaneau Lecobel!

VANEAU LECOBEL  
RENTALS

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

**Reference :** 7611499

**Price :** 1 950 €

**Surface :** 1561 sq ft

**Bedroom(s) :** 3

**Floor :** 4

**Bathroom(s) :** 2

**Shower room(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

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**Loads :** 300 €

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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**