

# BOITSFORT RACECOURSE: BEAUTIFUL MODERN APARTMENT + TERRACE

1 950 €

Ref 7642778

Watermael-Boitsfort - Apartment 1518 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Opposite the Boitsfort Hippodrome and near Avenue Franklin Roosevelt, this superb modern apartment offers approximately 141 m<sup>2</sup> of living space in a beautiful building constructed in 2005. It comprises a spacious entrance hall (approximately 10.25 m<sup>2</sup>) with a guest WC, a large and bright living room (approximately 44.75 m<sup>2</sup>), a fully equipped kitchen (approximately 9.65 m<sup>2</sup>), a hallway, two attractive bedrooms (approximately 17.35 m<sup>2</sup> and 13.90 m<sup>2</sup>), an en-suite bathroom for the master bedroom, a separate shower room, and a second guest WC. A lovely south-facing terrace (approximately 16.75 m<sup>2</sup>) is accessible from the living room, and a large balcony (approximately 3 m<sup>2</sup>) is accessible from the second bedroom. Cellar included and an indoor parking space with an electric charging station available for an additional €100/month on the second basement level of the building. The apartment boasts high-quality finishes, double-glazed windows, and parquet flooring. Monthly charges: €125 (provision for the maintenance of common areas). Energy Performance Certificate (EPC) rating: C-. Don't miss out, contact Vaneau Lecobel today!

VANEAU LECOBEL  
RENTALS

Georges Brugmann square  
10B, 1050 Ixelles  
ph +32 2 340 72 85

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

**Reference :** 7642778

**Price :** 1 950 €

**Surface :** 1518 sq ft

**Bedroom(s) :** 2

**Floor :** 3

**Bathroom(s) :** 2

**Shower room(s) :** 1

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Loads :** 125 €

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**Availability :** 01/06/2026 -

12:00

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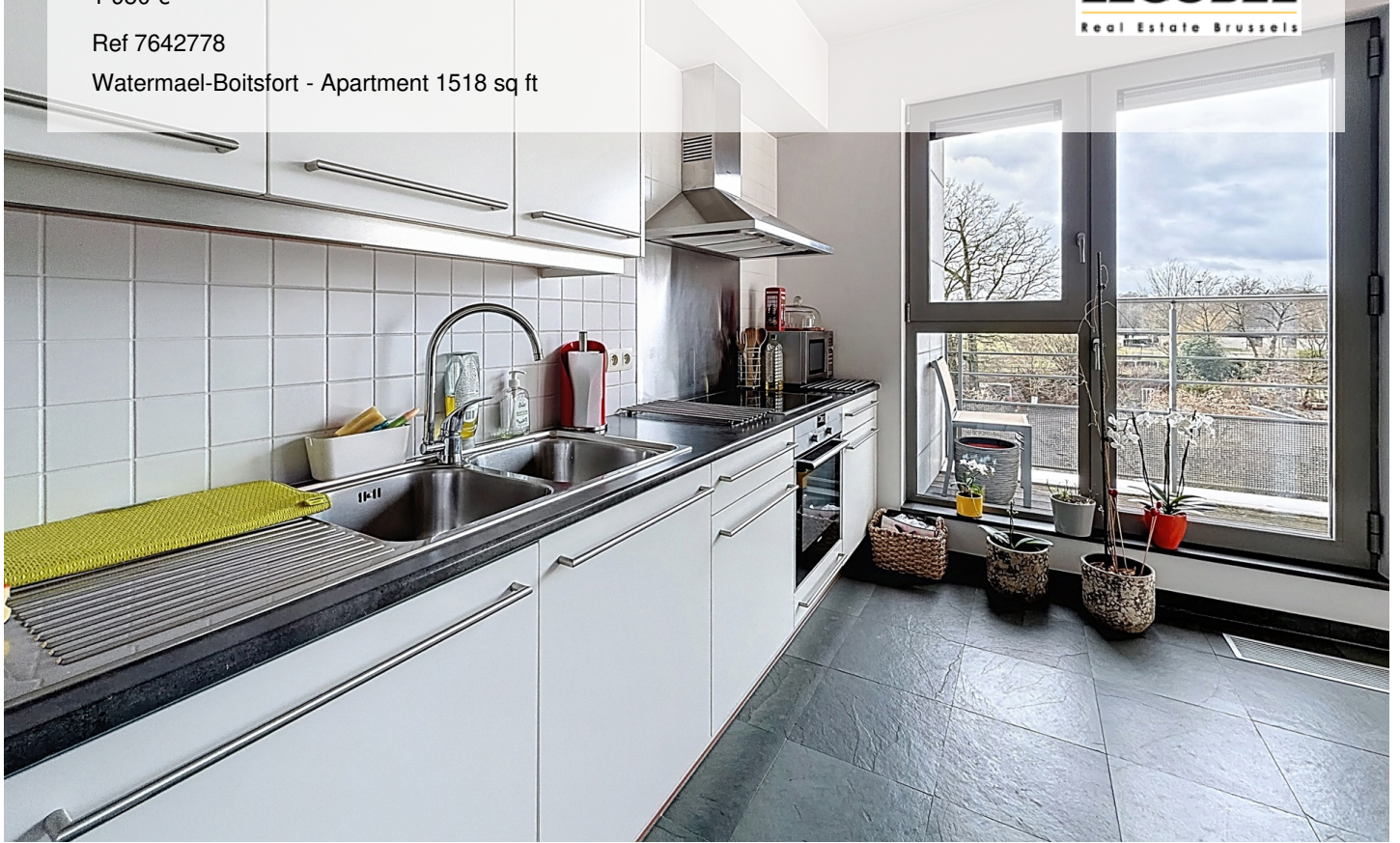
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## **VANEAU**

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**