

# IXELLES PONDS, SUPERB MANSION WITH GARDEN AND GARAGES

3 650 000 €

Ref 7661093

Ixelles - House 8181 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located in the Etangs d'Ixelles, magnificent fully renovated mansion with garden and terrace with a total surface area of  $\pm 1025$  m<sup>2</sup> gross. It is composed as follows: On the ground floor: two offices or TV lounges, a dining room and a kitchen/diner. On the 1st floor: spacious double living room, a library and a separate bar. On the 2nd floor: space reserved for the master bedroom with a separate living room (or a second bedroom). A dressing room and a bathroom. On the 3rd and 4th floors: five spacious bedrooms and three bathrooms. An independent service apartment is located on the mezzanine of the 1st floor. In the basement: 2 technical rooms, boiler room, 2 storage cellars and a laundry room. 3 garages. Possibility of liberal profession with separate entrance. Elevator. Alarm. Gas central heating. Double glazing. Electricity in compliance. PEB: E+

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**Reference :** 7661093

**Price :** 3 650 000 €

**Surface :** 8181 sq ft

**Bedroom(s) :** 6

**Bathroom(s) :** 5

**Garden :** Yes

**Elevator :** Yes

**Parking(s) :** 1

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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**