

# LEPOUTRE/BRUGMANN: BEAUTIFUL RENOVATED 2-BEDROOMS DUPLEX

660 000 €

Ref 7683397

Ixelles - Apartment 1292 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located on a quiet street next to the prestigious Avenue Louis Lepoutre and Place Brugmann, this superb renovated duplex apartment of approximately 120 m<sup>2</sup> (gross floor area) is situated in a refurbished three-unit building. The apartment comprises an entrance hall, a bright living room, a fully equipped open-plan kitchen, a dining room, two bedrooms, an office, a separate WC, a shower room with a second WC, and a laundry room. Additional features include triple glazing, a security door, a video intercom, compliant electrical wiring, a new individual gas boiler, hardwood floors, a bicycle storage room, and is part of a small condominium with low maintenance fees (Energy Performance Certificate F). A second duplex and a one-bedroom apartment are also for sale. Don't miss this opportunity!

VANEAU LECOBEL  
BRUSSELS SOUTH  
G. Brugmann Square 10B  
1050 Ixelles  
ph +32 2 346 33 55  
✉ [lecobel@vaneau-  
lecobel.be](mailto:lecobel@vaneau-lecobel.be)

**Reference :** 7683397

**Price :** 660 000 €

**Surface :** 1292 sq ft

**Bedroom(s) :** 2

**Floor :** 2

**Bathroom(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Availability :** 20/05/2026 -  
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**