

# LOUISE / ABBAYE: STUNNING THREE-BEDROOM FLAT

2 150 €

Ref 7684798

Ixelles - Apartment 2056 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located on the prestigious Avenue Louise, this magnificent apartment offers approximately 191 m<sup>2</sup> of living space in a luxury building. It comprises an entrance hall (approximately 11 m<sup>2</sup>), a spacious and bright living/dining room (approximately 65 m<sup>2</sup>), a fully equipped kitchen (approximately 7 m<sup>2</sup>), a hallway (approximately 3.5 m<sup>2</sup>), three beautiful bedrooms (approximately 16 m<sup>2</sup>, 13 m<sup>2</sup>, and 9 m<sup>2</sup>), two of which have en-suite bathrooms/shower rooms with WCs (approximately 10 m<sup>2</sup> and 7 m<sup>2</sup>), a separate WC, and a laundry area. A long balcony with stunning views of La Cambre Abbey is accessible from the living/dining room. A maid's room and cellar (approximately 8 m<sup>2</sup>) are included, as well as a garage space available for an additional â-160/month. The apartment features built-in storage and parquet flooring. The building has a shared laundry room with a token system. Energy Performance Certificate (EPC) rating: C. Monthly charges: â-300 (provision for heating, hot water, maintenance of common areas, and concierge service). Available now through Vaneau Lecobel!

VANEAU LECOBEL  
RENTALS

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

**Reference :** 7684798

**Price :** 2 150 €

**Surface :** 2056 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**