

# LOUISE / ABBAYE: STUNNING TWO-BEDROOM FLAT

2 150 €

Ref 7687668

Bruxelles - Apartment 2056 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally situated on the prestigious Avenue Louise, this magnificent flat has a total floor area of approximately 191 m<sup>2</sup> and is located in a luxury building. It comprises an entrance hall (approx. 11 m<sup>2</sup>), a spacious and bright living/dining room (approx. 65 m<sup>2</sup>), a fitted kitchen (approx. 7 m<sup>2</sup>), a hallway leading to the bedrooms (approx. 3.5 m<sup>2</sup>), two beautiful bedrooms (approx. 16 m<sup>2</sup>, approx. 13 m<sup>2</sup>) with their en-suite bathrooms/shower rooms, each with a separate toilet (approx. 10 m<sup>2</sup> and approx. 7 m<sup>2</sup>), a separate toilet and a utility area. A long balcony with a superb view of the Abbaye de la Cambre, accessible from the living/dining room. Maidâs room (approx. 9 m<sup>2</sup>) and cellar included (approx. 8 m<sup>2</sup>), plus a garage space available at an additional cost (â~160/month). The flat features built-in storage and parquet flooring. The flat has been fully refurbished (paintwork and parquet). The building has a communal laundry room operated by a token system. EPC: C. Service charges: â~300/month (covering heating, hot water, maintenance of communal areas and caretaker services). Viewing available at Vaneau Lecobel!!!

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 :** 7687668

**Price :** 2 150 €

**Surface :** 2056 sq ft

**Bedroom(s) :** 2

**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**