

# KING'S GARDEN: SUMPTUOUS RENOVATED DUPLEX WITH 2 BR + OFFICE

3 500 €

Ref 7688609

Ixelles - Apartment 2476 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Perfectly located between the King's Garden and the Ixelles ponds, this sumptuous, renovated duplex apartment has a total area of  $\hat{A}\pm 230 \text{ m}^2$  in a prestigious building constructed in 1979. It comprises a large entrance hall with a separate WC, a spacious living room ( $\hat{A}\pm 43.40 \text{ m}^2$ ), a beautiful dining room ( $\hat{A}\pm 17.50 \text{ m}^2$ ), a large, fully equipped kitchen ( $\hat{A}\pm 18.70 \text{ m}^2$ ), a night hall, 2 beautiful bedrooms ( $\hat{A}\pm 21.50 \text{ m}^2$  and  $\hat{A}\pm 12.80 \text{ m}^2$ ), a sumptuous travertine bathroom adjoining the master bedroom, a new shower room adjoining the second bedroom, and a large office ( $\hat{A}\pm 17.50 \text{ m}^2$ ). Two beautiful terraces (approximately  $4.30 \text{ m}^2$  and  $4 \text{ m}^2$ ) facing southeast with magnificent views of the Ixelles ponds. Large cellar (approximately  $20 \text{ m}^2$ ) and a double parking space on the second basement level of the building. The apartment boasts high-quality materials, beautiful preserved period features (spiral staircase, travertine flooring, door handles), spacious rooms, ample storage, and stunning views of the Jardin du Roi and the Ixelles ponds. Monthly charges:  $\hat{A}\pm 350$  (provision for heating and maintenance of common areas). Energy Performance Certificate (EPC) rating: C-. Don't miss out, contact Vaneau Lecobel today!

VANEAU LECOBEL  
RENTALS

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

**Reference :** 7688609

**Price :** 3 500 €

**Surface :** 2476 sq ft

**Bedroom(s) :** 2

**Floor :** 3

**Bathroom(s) :** 2

**Shower room(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Loads :** 350 €



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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**