

# PLACE BRUGMANN: 2 BR APARTMENT IN EXCELLENT CONDITION + BALCONY

2 300 €

Ref 7692572

Ixelles - Apartment 1313 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Near Place Brugmann, a magnificent apartment in perfect condition with a total surface area of approximately 122 m<sup>2</sup> in a prestigious building. It comprises an entrance hall, a bright living room with a dining area (approximately 40 m<sup>2</sup>), a fully equipped open-plan kitchen, two beautiful bedrooms (approximately 13.50 m<sup>2</sup> and 12.50 m<sup>2</sup>), a dressing room, a shower room with WC, a laundry area, and a separate WC. The apartment features a security door, high-end finishes, parquet flooring, and double glazing. Balcony. Cellar on the ground floor and a large converted maid's room on the 7th floor (approximately 6.5 m<sup>2</sup>). Monthly charges: â265 (provision for heating, maintenance, and electricity for common areas). Energy Performance Certificate (EPC) rating: C-. Don't miss this opportunity!

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 :** 7692572

**Price :** 2 300 €

**Surface :** 1313 sq ft

**Bedroom(s) :** 2

**Floor :** 2

**Bathroom(s) :** 1

**Shower room(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Loads :** 265 €

**Availability :** 01/08/2026 - 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**