

# STEPHANIE/TOISON D'OR 3-BEDROOM ±115 M<sup>2</sup> SOUTH-EAST TERRACE

750 000 €

Ref 7695328

Ixelles - Bureaux et commerces 2239 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

As part of the exceptional 'Stassart 52' project, Vaneau Lecobel offers a versatile space dedicated to the liberal professions, ideally located in the heart of Ixelles, between Place St-Étienne and Avenue de la Toison d'Or. Set in a quiet, green environment within a block, this space offers a peaceful working environment while benefiting from optimal accessibility, close to European institutions, shops, and public transportation (metro, tram, and bus). Thanks to its generous size (±208 m<sup>2</sup>), high ceilings, and natural light, this property is perfectly suited to a variety of uses: Art gallery Administrative offices Artist's studio Medical or paramedical profession Law, architecture, or consulting firm Any other professional activity (subject to applicable authorizations) The space is part of a unique architectural complex, where the preservation of the 19th-century industrial character blends harmoniously with contemporary amenities and high-end finishes: parquet flooring, reinforced door, complete insulation, double glazing, and individual gas heating. The project offers all modern comforts in a professional, inspiring, and confidential setting. PEB (energy performance certificate) pending. The units are available for immediate sale and are subject to 21% VAT (6% may apply under certain conditions). ð Information and viewings: 02/669.21.70 ð, Email: [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be)

## VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square

10B 1050 Ixelles

ph +32 2 669 21 70

✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 7695328

**Price :** 750 000 €

**Surface :** 2239 sq ft

**Floor :** 0

**Cellar :** Yes

**Elevator :** Yes

**Terrace :** Yes

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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**