

# PLACE BRUGMANN : HIGH STANDING APARTMENT 3 BEDROOMS + OFFICE

3 450 €

Ref 7701890

Ixelles - Apartment 2530 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located near the majestic Place Georges Brugmann, this magnificent, high-end apartment offers approximately 235 m<sup>2</sup> of living space within a sumptuous townhouse. It comprises a beautiful entrance hall, a spacious and bright living room (approximately 19.50 m<sup>2</sup>) with a dining area (approximately 25 m<sup>2</sup>), a superb fully equipped kitchen (approximately 20 m<sup>2</sup>), a hallway with ample storage, four lovely bedrooms (approximately 19.60 m<sup>2</sup>, 15.80 m<sup>2</sup>, 15.05 m<sup>2</sup>, and 13.70 m<sup>2</sup>), a dressing room, and two bathrooms with showers. Two balconies (approximately 3.50 m<sup>2</sup> and 3.80 m<sup>2</sup>) complete the property. A cellar is included, and a garage/lock-up is available for rent nearby (â-215/month). The apartment features a reinforced door, double glazing, high ceilings, attractive parquet flooring, and fresh paint. The building includes a bicycle storage room and a garbage room. Monthly charges: â-175 (flat rate for maintenance of common areas). Energy Performance Certificate (EPC) rating: E+. Don't miss out, contact Vaneau Lecobel today!

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 :** 7701890

**Price :** 3 450 €

**Surface :** 2530 sq ft

**Bedroom(s) :** 4

**Floor :** 3

**Bathroom(s) :** 2

**Shower room(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

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**Loads :** 175 €

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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**