

# IXELLES PONDS – BOURGEOIS HOUSE OF ± 321 SQM + GARDEN

1 295 000 €

Ref 7703902

Ixelles - House 3455 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located between the Ixelles Ponds and Bailli, magnificent Beaux-Arts style bourgeois house offering ± 321 sqm gross floor area (according to the EPC). The property is composed as follows: Ground floor: Entrance vestibule, entrance hall of ± 17 sqm with cloakroom of ± 4 sqm, office of ± 15 sqm suitable for a liberal profession, separate toilet, fully equipped kitchen of ± 28 sqm with access to the ± 71 sqm north-east facing garden. First floor: Landing of ± 14 sqm leading, on the one hand, to a living room of 25 sqm with fireplace and, on the other hand, to a dining room of ± 22 sqm with terrace. Second floor: Master suite including a bedroom of ± 22 sqm with balcony, a dressing room of ± 12 sqm and a bathroom of ± 16 sqm, laundry room of ± 7 sqm with washbasin and separate toilet. Third floor: Two bedrooms of ± 32 sqm and 15 sqm, a bathroom with toilet and access to the attic. Basement: Three storage cellars, a wine cellar and the boiler room. EPC: E-. Additional features: Architect Auguste VAN HAESSENDONCK, compliant electrical installation, double-glazed windows, gas boiler, functional fireplace, numerous preserved period features, beautiful ceiling height (3.80 m). A true gem guaranteed to win your heart!

VANEAU LECOBEL  
BRUSSELS SOUTH  
G. Brugmann Square 10B  
1050 Ixelles  
ph +32 2 346 33 55  
✉ [lecobel@vaneau-  
lecobel.be](mailto:lecobel@vaneau-lecobel.be)

**Reference :** 7703902

**Price :** 1 295 000 €

**Surface :** 3455 sq ft

**Bedroom(s) :** 4

**Bathroom(s) :** 2

**Garden :** Yes

**Cellar :** 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**