

## GROUND FLOOR 2 BEDROOMS WITH TERRACE IN THE HEART OF BRUGMAN

995 000 €

Ref 7704472

Ixelles - Apartment 1496 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



### About this property

Located in the heart of the Brugmann district, the REFORME 34 residence offers a sought-after address in a dynamic and desirable area of the capital. This luxury building comprises 17 spacious and bright apartments and an office on the ground floor, ranging from 2 to 4 bedrooms, with floor areas between 87 and 180 square feet. Each apartment has its own private terrace. Designed for everyday comfort, the apartments combine generous proportions, brightness, and high-quality finishes. Energy performance ratings range from B to C, guaranteeing a modern living environment and controlled energy consumption. The location is ideal, close to ChÃctelain: shops, schools, universities, public transportation, and green spaces, ensuring an excellent quality of life and optimal accessibility to other areas of the city. Cellars and parking spaces are available at an additional cost. Registration fees are 12.5%. Available immediately and currently rented. For more information about the project, please contact us now on 02/669.21.70 or by email at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

### VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square

10B 1050 Ixelles

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

**Reference :** 7704472

**Price :** 995 000 €

**Surface :** 1496 sq ft

**Bedroom(s) :** 2

**Floor :** 0

**Bathroom(s) :** 2

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**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**