

LEPOUTRE / PL. BRUGMANN: NICE CASCO BUSINESS

5 700 €

Ref 7705223

Ixelles - Bureaux et commerces 1399 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

On the prestigious Avenue Louis Lepoutre, a superb shell-and-shell retail space with excellent visibility, totaling approximately 100 m², boasts a magnificent 3.65 m high ceiling, offering an elegant and bright setting for any high-quality business (excluding restaurants and cafes). The property also includes a versatile basement studio of approximately 30 m², which can be used as an office, storage, or additional space. Located on the ground floor of a beautiful period building, fully renovated in 2026, this retail space will appeal thanks to its prime location in the immediate vicinity of the Brugmann and ChÃ¢telain districts. Property tax is the responsibility of the tenant. All utilities are individually metered. First occupancy after renovation. Discover it with Vaneau Lecobel!

VANEAU LECOBEL
RENTALS

Georges Brugmann square
10B, 1050 Ixelles
ph +32 2 340 72 85

✉ rent@vaneau-lecobel.be

Reference : 7705223

Price : 5 700 €

Surface : 1399 sq ft

Floor : 0

Cellar : Yes

Elevator : Yes

Terrace : Yes

Availability : 01/06/2026 -
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