

## CAMBRE – BEAUTIFUL APARTMENT OF ± 95 M<sup>2</sup> BRUTO WITH TERRACES

480 000 €

Ref 7704001

Ixelles - Apartment 1023 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



### About this property

Ideally located just a stone's throw from the Bois de la Cambre and the Abbey, beautiful apartment of approximately 95 m<sup>2</sup> gross floor area (according to the EPC). It is composed as follows: a spacious entrance hall with cloakroom leading to a living/dining room of ± 37 m<sup>2</sup>, a fully equipped kitchen of ± 11 m<sup>2</sup> with access to a west-facing balcony of 2 m<sup>2</sup>, two bedrooms of ± 16 and 10 m<sup>2</sup>, one of which benefits from a terrace of ± 4 m<sup>2</sup>, a shower room of ± 4 m<sup>2</sup>, as well as a separate toilet. Additional features: EPC D, gas boiler, double-glazed windows, seller, laundry area, currently rented. A must-see without delay!

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**Reference :** 7704001

**Price :** 480 000 €

**Surface :** 1023 sq ft

**Bedroom(s) :** 2

**Bathroom(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Elevator :** 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**