

# ROOSEVELT/ULB: 2-BEDROOM FLAT + BALCONIES + GARAGE

1 700 €

Ref 7726595

Ixelles - Apartment 1206 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Between Avenue Franklin Roosevelt and the Université Libre de Bruxelles, a beautiful apartment with a total surface area of approximately 112 m<sup>2</sup> in a residential building. It comprises an entrance hall, a spacious living room (approximately 37 m<sup>2</sup>), a fully equipped kitchen, two good-sized bedrooms (approximately 20 m<sup>2</sup> and 18 m<sup>2</sup>), a bathroom with shower, and a separate WC. There is a front balcony and a rear balcony facing south. A cellar is included, and a garage box is available for an additional ~150/month. Monthly charges: ~200 (provision for heating, hot water, elevator, and maintenance of common areas). Energy Performance Certificate (EPC) rating: D. Exclusively available through Vaneau Lecobel!

VANEAU LECOBEL  
RENTALS

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✉ [rent@vaneau-lecobel.be](mailto:rent@vaneau-lecobel.be)

**Reference :** 7726595

**Price :** 1 700 €

**Surface :** 1206 sq ft

**Bedroom(s) :** 2

**Floor :** 5

**Bathroom(s) :** 1

**Shower room(s) :** 1

**Cellar :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Loads :** 200 €

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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**