

# ETANGS D'IXELLES: BEAUTIFUL 2 BR DUPLEX APARTMENT AND GARDEN

2 050 €

Ref 7741428

Ixelles - Apartment 1830 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Located just steps from the Ixelles Ponds, this charming duplex apartment offers approximately 170 m<sup>2</sup> of living space in a lovely small building. It comprises an entrance hall, a spacious living room (approximately 37 m<sup>2</sup>), a dining room (three adjoining rooms), a fully equipped kitchen, two attractive bedrooms (approximately 17 m<sup>2</sup> and 14 m<sup>2</sup>), a bathroom with shower adjoining the master bedroom, and a fully equipped laundry room. A large garden (approximately 50 m<sup>2</sup>) completes the property. High-quality materials and excellent energy efficiency are featured throughout. Monthly charges: ~150 (provision for cold water and maintenance of common areas). Energy Performance Certificate (EPC) rating: C-. Don't miss this opportunity!

VANEAU LECOBEL  
RENTALS

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

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

**Reference :** 7741428

**Price :** 2 050 €

**Surface :** 1830 sq ft

**Bedroom(s) :** 2

**Floor :** 0

**Bathroom(s) :** 1

**Shower room(s) :** 1

**Garden :** Yes

**Loads :** 100 €

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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**