

# STUNNING SUMMER PROJECT: FLAT + TERRACE

475 000 €

Ref 7753396

Ixelles - Apartment 570 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau-Lecobel is pleased to present this charming one-bedroom flat of approximately 53 m<sup>2</sup>, situated on the 4th floor of this development, ideally located on Rue de l'Ât in Ixelles, within easy reach of shops, public transport and all amenities. The property comprises an entrance hall, a bright living room with an open-plan kitchen measuring approximately 23 m<sup>2</sup>, a separate toilet, and a bedroom of approximately 14 m<sup>2</sup> with an en-suite shower room. The flat features two pleasant terraces, at the front and rear, offering a total outdoor area of approximately 27 m<sup>2</sup>, ideal for making the most of sunny days. Residents have access to the development's communal areas, which include a shared lounge, a gym, a communal laundry room, a garden and storage cellars. The building also has a lift and an extensive green roof. The property is sold freehold. The sale is subject to VAT, with the possibility of applying the reduced rate of 6%. For further information, please contact us on 02/669.21.70 or 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 :** 7753396

**Price :** 475 000 €

**Surface :** 570 sq ft

**Bedroom(s) :** 1

**Floor :** 4

**Bathroom(s) :** 1

**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**