

## STUNNING SUMMER PROJECT: FLAT

395 000 €

Ref 7753242

Ixelles - Apartment 560 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



### About this property

Vaneau-Lecobel is pleased to present this charming one-bedroom flat of approximately 52 m<sup>2</sup>, situated on the first 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 of approximately 27 m<sup>2</sup>, a separate toilet, a utility room and a bedroom of approximately 15 m<sup>2</sup> with an en-suite shower room. Residents have access to the development's communal areas, which include a shared lounge, a gym, a communal laundry room, a garden and cellars. The building also features a lift and an extensive green roof. The property is sold subject to completion of the deed of sale. 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 :** 7753242

**Price :** 395 000 €

**Surface :** 560 sq ft

**Bedroom(s) :** 1

**Floor :** 1

**Bathroom(s) :** 1

**Cellar :** Yes

**Elevator :** Yes

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STUNNING SUMMERT HOUSE, FLAT

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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**