

# STUNNING SUMMER PROJECT: DUPLEX WITH TERRACE AND GARDEN

475 000 €

Ref 7752016

Ixelles - Apartment 850 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau-Lecobel is pleased to present this beautiful duplex flat of approximately 79 m<sup>2</sup>, situated on the ground floor and first floor of this development, ideally located on Rue de l'Ât in Ixelles, within easy reach of shops, public transport and all amenities. On the ground floor, the property comprises an entrance hall with a staircase leading to the first floor, a storage room, a separate toilet and a bright living room with an open-plan kitchen measuring approximately 25 m<sup>2</sup>. The first floor houses the sleeping area, comprising a spacious bedroom of approximately 23 m<sup>2</sup> and a shower room. Outside, the flat benefits from a pleasant terrace and a private garden with a total area of approximately 70 m<sup>2</sup>, ideal for enjoying sunny days in complete tranquillity. Residents also have access to the development's communal areas, which include a shared lounge, a gym, a laundry room, a communal garden and cellars. The building also features 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  
ph +32 2 669 21 70  
[✉ promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 7752016

**Price :** 475 000 €

**Surface :** 850 sq ft

**Bedroom(s) :** 1

**Floor :** 0

**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**