

# STUNNING SUMMER PROJECT: STUDIO FLAT WITH TERRACE AND GARDEN

375 000 €

Ref 7751975

Ixelles - Apartment 527 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau-Lecobel is pleased to present this charming studio flat situated on the ground floor of this development, ideally located on Rue de l'Âtre in Ixelles, within easy reach of shops, public transport and all amenities. The property has a floor area of approximately 49 m<sup>2</sup> and comprises an entrance hall, a bright living room with an open-plan kitchen, a sleeping area, a shower room and a separate toilet. Outside, this studio benefits from a pleasant terrace and a private garden offering a total outdoor area of approximately 76 m<sup>2</sup>, providing a real asset for enjoying sunny days in complete tranquillity. Residents also benefit from the development's communal areas, which include a shared lounge, a gym, a laundry room, a communal garden and cellars. The building also has a lift and an extensive green roof. The property is sold subject to the final 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

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✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 7751975

**Price :** 375 000 €

**Surface :** 527 sq ft

**Bedroom(s) :** 0

**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**