

# BRUGMANN: SUPERB 4-BEDROOM TRIPLEX + GARDEN

1 700 000 €

Ref 7699895

Ixelles - Apartment 2368 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

In the immediate vicinity of Place Brugmann, a magnificent, recently renovated triplex with a gross floor area of approximately 220 m<sup>2</sup> and a south-east-facing garden of approximately 36 m<sup>2</sup>. It is laid out as follows: on the garden level: entrance hall, 3 private suites each comprising a bedroom, walk-in wardrobe, separate toilet and shower room, a terrace of approximately 20 m<sup>2</sup> and a garden. On the first floor: entrance hall; private suite comprising a dressing room and shower room; living room; dining room; kitchen; lounge; a terrace of approximately 7 m<sup>2</sup> leading to the south-east-facing garden of approximately 36 m<sup>2</sup>. In the basement: entrance hall, multi-purpose room (gym/cinema room), sauna, wine cellar,

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**Reference :** 7699895

**Price :** 1 700 000 €

**Surface :** 2368 sq ft

**Bedroom(s) :** 4

**Floor :** 0

**Bathroom(s) :** 4

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** 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**