

# EU DISTRICT: EXCELLENT, RECENT APARTMENT WITH 15 M<sup>2</sup> TERRACE

575 000 €

Ref 7776491

Ixelles - Apartment 969 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located just steps from Place du Luxembourg and the European Parliament, on the first floor of a 2010 building, this 90 sq m (gross floor area) apartment is in excellent condition. It comprises an entrance hall, guest toilet, a large L-shaped living room with a fully equipped open-plan kitchen, a front balcony, a hallway with a large custom-built dressing room, two bedrooms (15 and 9 sq m), a large 15 sq m rear terrace, and a bathroom with toilet. A cellar completes this beautiful property. Other features include: compliant electrical wiring; Energy Performance Certificate (EPC) rating C; hardwood floors; a small, five-unit condominium; and is currently rented. Don't miss this exclusive opportunity with Vaneau Lecobel!

VANEAU LECOBEL  
BRUSSELS EAST  
200 , Belliardstreet - 1000  
Brussels  
ph +32 2 669 70 90  
✉ [est@vaneau-lecobel.be](mailto:est@vaneau-lecobel.be)

**Reference :** 7776491

**Price :** 575 000 €

**Surface :** 969 sq ft

**Bedroom(s) :** 2

**Floor :** 1

**Bathroom(s) :** 1

**Cellar :** Yes

**Elevator :** Yes

**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**