

# ETANGS D'IXELLES: 2-BEDROOM APARTMENT + OFFICE + 2 TERRACES

1 750 €

Ref 7797418

Ixelles - Apartment 1076 sq ft



## About this property

Just steps from the Ixelles Ponds, this magnificent, immaculate duplex apartment offers approximately 100 m<sup>2</sup> of living space in a charming residence. It comprises an entrance hall, a lovely, bright living/dining room (approximately 32 m<sup>2</sup>), a fully equipped open-plan kitchen, two beautiful bedrooms (approximately 12.50 m<sup>2</sup> and 12 m<sup>2</sup>), a mezzanine office (approximately 11 m<sup>2</sup>), and a bathroom. Two attractive west-facing terraces (approximately 15 m<sup>2</sup> and 10 m<sup>2</sup>) are located at the rear. A cellar is also included. The building features a shared laundry room and fiber optic internet. Monthly charges: â–150 (provision for water and maintenance of common areas). Energy Performance Certificate (EPC) rating: G. Don't miss this opportunity!

VANEAU LECOBEL  
RENTALS

Georges Brugmann square  
10B, 1050 Ixelles  
ph +32 2 340 72 85

✉ [rent@vaneau-lecobel.be](mailto:rent@vaneau-lecobel.be)

**Reference :** 7797418

**Price :** 1 750 €

**Surface :** 1076 sq ft

**Bedroom(s) :** 2

**Floor :** 4

**Bathroom(s) :** 1

**Shower room(s) :** 1

**Cellar :** Yes

**Elevator :** Yes

**Terrace :** Yes

**Loads :** 150 €

**Availability :** 15/09/2026 - 12:00

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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