

BRUGMANN DISTRICT: 2 BEDROOM DUPLEX WITH LARGE GARDEN

1 850 €

Ref 7797442

Ixelles - Apartment 1550 sq ft

**VANEAU
LECobel**
Real Estate Brussels



About this property

Ideally located near the prestigious Place Georges Brugmann and the Ma Campagne district, this magnificent ground-floor duplex apartment with a garden offers approximately 144 m² of living space in a charming period townhouse. It comprises a spacious and bright living room (approximately 16.90 m²), a dining area (approximately 19.65 m²), a fully equipped open-plan kitchen, two lovely bedrooms (approximately 23.80 m² and 16.85 m²), an en-suite bathroom off the master bedroom, and a laundry room. A charming wooden terrace (approximately 23.90 m²) overlooks a sumptuous west-facing garden (approximately 105 m²). The apartment benefits from high ceilings (approximately 4 m), double glazing, and quality materials throughout. Charges: â-300/month (Provision for heating, water, and maintenance of common areas). Energy Performance Certificate (EPC) rating E. Exclusively available at Vaneau Lecobel!

VANEAU LECOBEL
RENTALS

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

✉ rent@vaneau-lecobel.be

Reference : 7797442

Price : 1 850 €

Surface : 1550 sq ft

Bedroom(s) : 2

Floor : 0

Bathroom(s) : 1

Shower room(s) : 0

Garden : Yes

Terrace : Yes

Loads : 300 €

Availabili 01/10/2026 -
ty : 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