

# LOUISE: PRESTIGIOUS 3 BEDROOM APARTMENT WITH TERRACE

3 850 €

Ref 7804206

Ixelles - Apartment 2196 sq ft

**VANEAU  
LECobel**  
Real Estate Brussels



## About this property

Near the Jardin du Roi on the prestigious Avenue Louise, this magnificent apartment offers approximately 204 m<sup>2</sup> of living space in a high-end building. It comprises an entrance hall, a spacious and bright double living room (approximately 56.60 m<sup>2</sup>), a lovely, fully equipped kitchen with a breakfast nook (approximately 23 m<sup>2</sup>), three beautiful bedrooms (approximately 18.75 m<sup>2</sup>, 16.95 m<sup>2</sup>, and 12.25 m<sup>2</sup>), a bathroom, a shower room, and a fully equipped laundry room (washing machine and dryer). Two charming terraces, accessible from the living room (approximately 24.25 m<sup>2</sup>) and the bedrooms (approximately 15 m<sup>2</sup>), offer stunning city views. A cellar is included, and a parking space in the building is available for an additional mandatory fee (€150/month). Security door, double glazing, and attractive parquet flooring. Monthly charges: €500 (includes heating, hot water, boiler maintenance, home insurance, and upkeep of common areas). Energy Performance Certificate (EPC) rating: E+. Don't miss out - contact Vaneau Lecobel today!

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 :** 7804206

**Price :** 3 850 €

**Surface :** 2196 sq ft

**Bedroom(s) :** 3

**Floor :** 9

**Bathroom(s) :** 2

**Shower room(s) :** 1

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Loads :** 500 €

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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