

# PLACE BRUGMANN – MAGNIFICENT INVESTMENT PROPERTY (4 UNITS).

1 440 000 €

Ref 7852474

Ixelles - House 3767 sq ft

**VANEAU  
LECABEL**  
Real Estate Brussels



## About this property

Just a stone's throw from Place Brugmann, magnificent bourgeois house divided into four officially recognized units, offering  $\hat{A}\pm$  350 sqm gross, with garden and terraces. It is composed as follows: Lower duplex: On the ground floor: enfilade living room of  $\hat{A}\pm$  45 sqm, dining room of  $\hat{A}\pm$  13 sqm with access to the  $\hat{A}\pm$  60 sqm garden and an east-facing terrace, kitchen of  $\hat{A}\pm$  10 sqm. On the mezzanine level: night hall of  $\hat{A}\pm$  6 sqm leading to two bedrooms of  $\hat{A}\pm$  19 sqm and 16 sqm, one of which has access to the garden, bathroom of  $\hat{A}\pm$  8 sqm with laundry area, separate toilet and dressing area. First-floor apartment: Living/dining room of  $\hat{A}\pm$  32 sqm with access to a  $\hat{A}\pm$  4 sqm terrace, kitchen of  $\hat{A}\pm$  8 sqm, bedroom of  $\hat{A}\pm$  25 sqm, bathroom with toilet of  $\hat{A}\pm$  7 sqm. Second-floor apartment: Living/dining room of  $\hat{A}\pm$  17 sqm with access to a balcony, kitchen of  $\hat{A}\pm$  7 sqm, bedroom of  $\hat{A}\pm$  20 sqm with a  $\hat{A}\pm$  10 sqm terrace, and shower room with toilet of  $\hat{A}\pm$  4 sqm. Third-floor apartment: Living room of  $\hat{A}\pm$  19 sqm, dining room of  $\hat{A}\pm$  15 sqm, open-plan kitchen of  $\hat{A}\pm$  5 sqm, mezzanine bedroom of  $\hat{A}\pm$  18 sqm and bathroom with toilet of  $\hat{A}\pm$  5 sqm. Basement: Several storage cellars, wine cellar and boiler room. Also: EPC G, gas-fired boiler, wooden double-glazed window frames (front and rear), single glazing at the front (ground floor), facade: 6 m, gas boiler, electrical compliance certificate (in progress). Exclusively available for viewing!

VANEAU LECABEL  
BRUSSELS SOUTH  
G. Brugmann Square 10B  
1050 Ixelles  
ph +32 2 346 33 55  
✉ [lecobel@vaneau-  
lecobel.be](mailto:lecobel@vaneau-lecobel.be)

**Reference :** 7852474

**Price :** 1 440 000 €

**Surface :** 3767 sq ft

**Bedroom(s) :** 5

**Bathroom(s) :** 4

**Garden :** Yes

**Cellar :** Yes

**Terrace :** Yes

**Availability :** 01/01/2027 -  
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