

LEPOUTRE/BRUGMANN – BEAUTIFUL 3-BDR APART, GARDEN & GARAGE

920 000 €

Ref 7858317

Ixelles - Apartment 2153 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



About this property

Just steps away from Place Georges Brugmann, this magnificent apartment of $\hat{A}\pm 200$ m² gross offers a beautiful garden. It comprises a spacious entrance hall of $\hat{A}\pm 13$ m² leading to a living/dining room of $\hat{A}\pm 35$ m² with several storage areas, a semi-open kitchen of $\hat{A}\pm 10$ m², a winter garden of $\hat{A}\pm 15$ m² with access to the garden of $\hat{A}\pm 170$ m², two bedrooms of $\hat{A}\pm 15$ and $\hat{A}\pm 14$ m², a bathroom with toilet of $\hat{A}\pm 6$ m², as well as a master suite of $\hat{A}\pm 30$ m² with dressing room and bathroom. In the basement: a laundry room of $\hat{A}\pm 4$ m² and two versatile rooms of $\hat{A}\pm 8$ and $\hat{A}\pm 6$ m². Also: EPC F, garage box with private access to the apartment, compliant electrical installation, double glazing, laundry room and converted cellar spaces. To be discovered exclusively at Vaneau Lecobel.

VANEAU LECOBEL
BRUSSELS SOUTH
G. Brugmann Square 10B
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✉ [lecobel@vaneau-
lecobel.be](mailto:lecobel@vaneau-lecobel.be)

Reference : 7858317

Price : 920 000 €

Surface : 2153 sq ft

Bedroom(s) : 3

Floor : 0

Bathroom(s) : 2

Garden : Yes

Cellar : Yes

Parking(s) : 1

Terrace : Yes

Availabili 28/02/2027 -

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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