

LOUISE/BAILLI - MAGNIFICENT DUPLEX OF ±170 M² GROSS + GARDEN

895 000 €

Ref 7866395

Ixelles - Apartment 1830 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Ideally located just a stone's throw from Châtelet, magnificent apartment with a surface area of $\hat{A}\pm 170 \text{ m}^2$ gross. It comprises as follows: On the ground floor: entrance hall of $\hat{A}\pm 3 \text{ m}^2$ with guest toilet, leading to a living room, dining room and open-plan kitchen of $\hat{A}\pm 50 \text{ m}^2$ giving access to the garden of $\hat{A}\pm 85 \text{ m}^2$. On the first floor: night hall of $\hat{A}\pm 10 \text{ m}^2$ leading to three bedrooms of $\hat{A}\pm 28$, 13 and 12 m^2 , a bathroom with double washbasin of $\hat{A}\pm 6 \text{ m}^2$, a shower room with toilet of $\hat{A}\pm 4 \text{ m}^2$, as well as several storage spaces. In the basement: two storage cellars of $\hat{A}\pm 18$ and 12 m^2 which can be used as an office with access to the garden. Also: EPC E+, possibility to purchase furnished, compliant electrical installation, low charges, individual boiler and wooden double-glazed window frames. A property to discover without delay!

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

Reference : 7866395

Price : 895 000 €

Surface : 1830 sq ft

Bedroom(s) : 3

Floor : 0

Bathroom(s) : 2

Garden : Yes

Cellar : Yes

Availabili 02/11/2026 -
ty : 12:00

LOUISE/BAILLI - MAGNIFICENT DUPLEX OF ± 170 M²
GROSS + GARDEN

895 000 €

Ref 7866395

Ixelles - Apartment 1830 sq ft

VANEAU
LECOCHEL
Real Estate Brussels



LOUISE/BAILLI - MAGNIFICENT DUPLEX OF ±170 M² GROSS + GARDEN

895 000 €

Ref 7866395

Ixelles - Apartment 1830 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



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