

MERJAY: SUBLIME GROUND FLOOR WITH GARDEN AND SWIMMING POOL

3 850 €

Ref 7898344

Ixelles - Apartment 1938 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Located near the prestigious Place Brugmann, this stunning ground-floor duplex apartment with a garden offers a total area of $\pm 180 \text{ m}^2$ within a charming, renovated Art Deco building. It comprises an entrance hall with a cloakroom, a spacious living room ($\pm 30.50 \text{ m}^2$), a brand-new, fully equipped kitchen, a hallway leading to the sleeping area, three lovely bedrooms ($\pm 17 \text{ m}^2$, $\pm 15.90 \text{ m}^2$, and $\pm 12.40 \text{ m}^2$), a bathroom with a separate shower, an en-suite shower room, and two toilets. There is a beautiful rear terrace ($\pm 70 \text{ m}^2$) overlooking a large, west-facing garden complete with a heated swimming pool. A cellar is included. The apartment features a security door, air conditioning in the bedrooms, and high-quality finishes. Service charges: ~ 180 /month (covering maintenance of common areas, boiler servicing, elevator upkeep, cleaning of common areas, and air conditioning maintenance). Energy rating: PEB C-. A must-see! Contact Vaneau Lecobel today! Some images have been digitally enhanced using artificial intelligence.

VANEAU LECOBEL
RENTALS

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

✉ rent@vaneau-lecobel.be

Reference : 7898344

Price : 3 850 €

Surface : 1938 sq ft

Bedroom(s) : 3

Floor : 0

Bathroom(s) : 2

Shower room(s) : 1

Garden : Yes

Cellar : Yes

Elevator : Yes

Swimming pool : Yes

Terrace : Yes

Loads : 180 €

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