

LOUISE/ABBAYE: STUNNING CHARACTER APARTMENT FULLY RENOVATED.

3 750 €

Ref 7899605

Ixelles - Apartment 2422 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Ideally located on the prestigious Avenue Louise, this magnificent, fully renovated apartment (total area $\hat{A}\pm 225 \text{ m}^2$) is situated in a high-end building. It comprises an entrance hall ($\hat{A}\pm 7.70 \text{ m}^2$) with a cloakroom and separate toilet, a spacious and bright living/dining room ($\hat{A}\pm 42.70 \text{ m}^2$), a new, fully equipped kitchen ($\hat{A}\pm 12.50 \text{ m}^2$), a second hallway ($\hat{A}\pm 12.50 \text{ m}^2$), three lovely bedrooms ($\hat{A}\pm 25.70 \text{ m}^2$, $\hat{A}\pm 18.40 \text{ m}^2$, and $\hat{A}\pm 17.40 \text{ m}^2$), a bathroom with an adjoining shower serving the master bedroom, and a shower room serving the other two bedrooms. A long balcony offering a superb view of La Cambre Abbey is accessible from the living/dining room. A maid's room ($\hat{A}\pm 14 \text{ m}^2$) and a cellar ($\hat{A}\pm 8 \text{ m}^2$) are included, with the option to rent a parking space at an additional cost. The apartment has been completely renovated by an architect and features a reinforced door, double glazing, beautiful parquet flooring, and high-quality materials. The building offers a communal laundry room operated by a token system. Service charges: $\hat{a}\sim 700/\text{month}$ (provision for heating, hot water, maintenance of common areas, and concierge service). EPC rating: C-. Available through Vaneau Lecobel!

VANEAU LECOBEL
RENTALS

Georges Brugmann square
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✉ rent@vaneau-lecobel.be

Reference : 7899605

Price : 3 750 €

Surface : 2422 sq ft

Bedroom(s) : 3

Floor : 4

Bathroom(s) : 2

Shower room(s) : 1

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Loads : 700 €

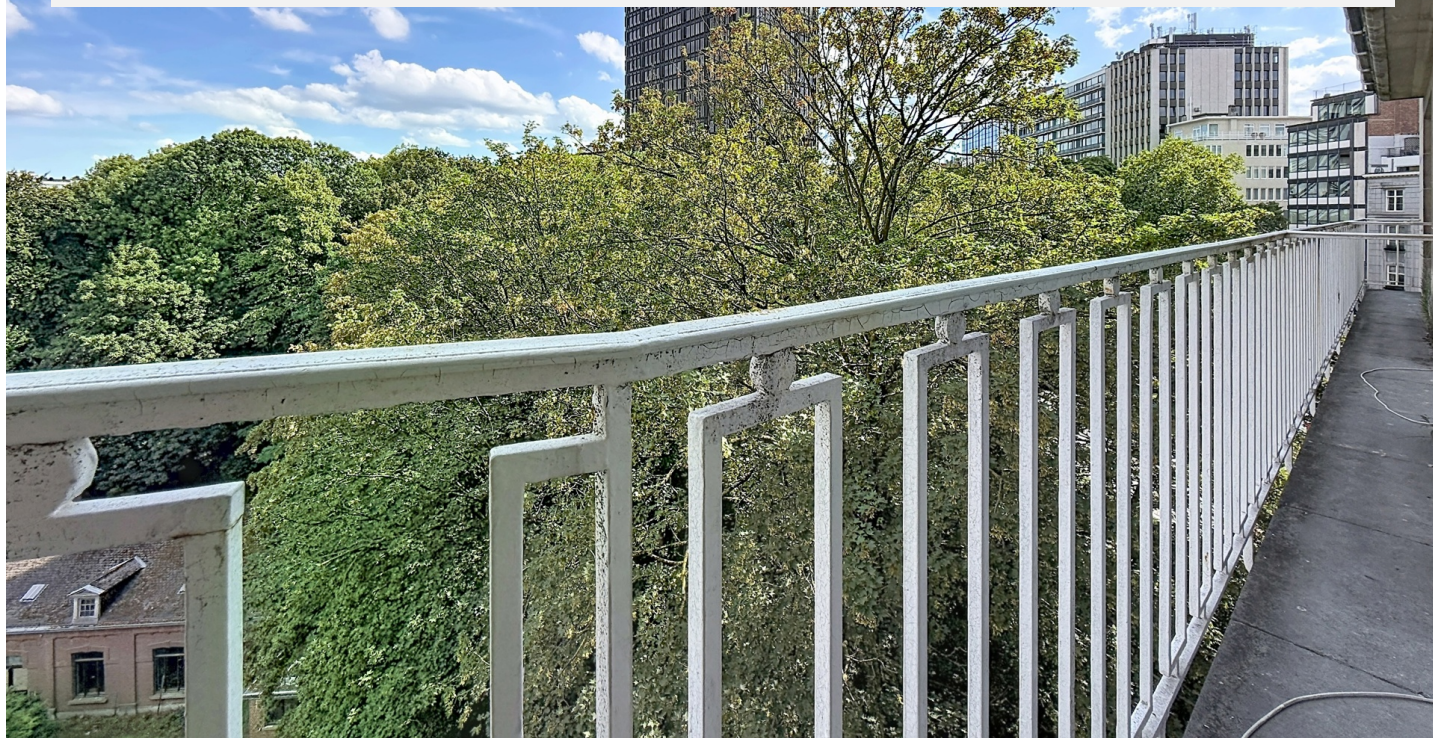
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VANEAU

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