

SQ. MARIE-LOUISE DUPLEX 228M² GARDEN 140M², PROF. USE

695 000 €

Ref 7900948

Bruxelles - Apartment 2454 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Ideally located just steps from Square Marie-Louise, this beautiful 228 m² loft duplex apartment (according to the EPC certificate) features a magnificent 240 m² south-facing garden and is situated in an elegant townhouse comprising four units. Ground floor: entrance hall with two custom-made built-in wardrobes, spacious living room, dining room and fully equipped open-plan kitchen, two separate toilets, a bathroom and two bedrooms. The living room and one of the bedrooms both open onto the terrace and the beautifully landscaped private garden. On the lower ground floor: a versatile 45 m² multipurpose space, a 22 m² guests bedroom or office, separate toilet, a bathroom ready for the installation of sanitary fittings and tiling, a yoga/fitness room, a laundry room and additional storage space. Thanks to its independent entrance, this level is perfectly suited for a liberal profession or home office. Additional features include high ceilings, original oak parquet flooring, two fireplaces, excellent natural light, renovations carried out between 2010 and 2015, and underfloor heating. Low monthly costs! Located in the heart of the European Quarter, close to public transport, shops and schools, and within walking distance of the prestigious Marie-Louise and Ambiorix squares and their beautiful parks. A property to discover with Vaneau Lecobel! Some pictures are AI generated!

VANEAU LECOBEL

BRUSSELS EAST

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Brussels

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Reference : 7900948

Price : 695 000 €

Surface : 2454 sq ft

Bedroom(s) : 2

Floor : 0

Bathroom(s) : 2

Garden : Yes

Cellar : Yes

Terrace : Yes

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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