PETIT SABLON: SUPERB 3-BEDROOM APARTMENT + TERRACE

2 650 €

Ref 7925252

Ixelles - Apartment 1798 sq ft



About this property

Located in the immediate vicinity of the Petit Sablon and Egmont Park, this sumptuous apartmentâsituated on the ground floor on the street side and the first floor on the garden sideâoffers a total surface area of ââapproximately 167 mÂ² within the new "Passacaille" residence. It comprises an entrance hall, a spacious living area with a dining space (Â± 60 mÂ²), a fully equipped open-plan kitchen, three well-proportioned bedrooms (Â± 17.5 mÂ², Â± 14 mÂ², and Â± 13 mÂ²), a laundry room, one bathroom (with a bathtub and shower), and a separate shower room. A lovely terrace (Â± 11 mÂ²) overlooks the shared interior courtyard. A cellar and two underground parking spaces are included. The apartment features a reinforced security door, high-end finishes, high ceilings, and a dual-flow ventilation system. The building offers residents access to a swimming pool and a fitness center. Monthly service charges: â¬350 (covering heating, maintenance of common areas, the shared garden, the swimming pool, and the fitness center). Energy performance rating (PEB): C+. A must-seeâbook your viewing soon! Some images have been modified using artificial intelligence.

VANEAU LECOBEL
BRUSSELS EAST
200 , Belliardstreet - 1000 Brussels
ph +32 2 669 70 90
est@vaneau-lecobel.be

Reference :	7925252
Price :	2 650 €
Surface :	1798 sq ft
Bedroom(s) :	3
Floor :	0
Bathroom(s) :	2
Shower room(s) :	1
Cellar :	Yes
Elevator :	Yes
Swimming pool :	Yes
Parking(s) :	1

Terrace :	Yes
Loads :	350 €
Availability :	01/02/2027 - 12:00

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