

# IXELLES/WATERMAEL: MAGNIFICENT GF WITH SW-FACING GARDEN

3 500 €

Ref 6617119

Ixelles - Apartment 2540 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Close to Avenue Franklin Roosevelt and Avenue du Bois de la Cambre, magnificent ground floor duplex apartment with garden with a total surface area of  $\pm 236 \text{ m}^2$  in a modern building. It consists of an entrance hall with a cloakroom and a water closet, a large living room with a dining area ( $\pm 90.10 \text{ m}^2$ ), a fully equipped American kitchen ( $\pm 19.30 \text{ m}^2$ ), a night hall, 4 beautiful bedrooms ( $\pm 18.60 \text{ m}^2$ ,  $\pm 15 \text{ m}^2$ ,  $\pm 15 \text{ m}^2$  and  $\pm 16.80 \text{ m}^2$ ), a bathroom adjoining the master bedroom, a separate shower room and a separate toilet. Beautiful terrace ( $\pm 28.30 \text{ m}^2$ ) overlooking a large garden ( $\pm 110 \text{ m}^2$ ) facing South-West. Cellar and a parking space included. New individual gas boiler (installed in 2024), working open fire, double glazing and parquet flooring. The apartment will be completely repainted. Charges: €280/month (Provision for the maintenance of common areas). PEB C-. To discover exclusively at Vaneau Lecobel!!

VANEAU LECOBEL

RENTALS

Georges Brugmann square

10B, 1050 Ixelles

ph +32 2 340 72 85

✉ [rent@vaneau-lecobel.be](mailto:rent@vaneau-lecobel.be)

**Reference :** 6617119

**Price :** 3 500 €

**Surface :** 2540 sq ft

**Bedroom(s) :** 4

**Floor :** 0

**Bathroom(s) :** 2

**Shower room(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

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**Loads :** 280 €

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**Availabili** 01/04/2025

**ty :**

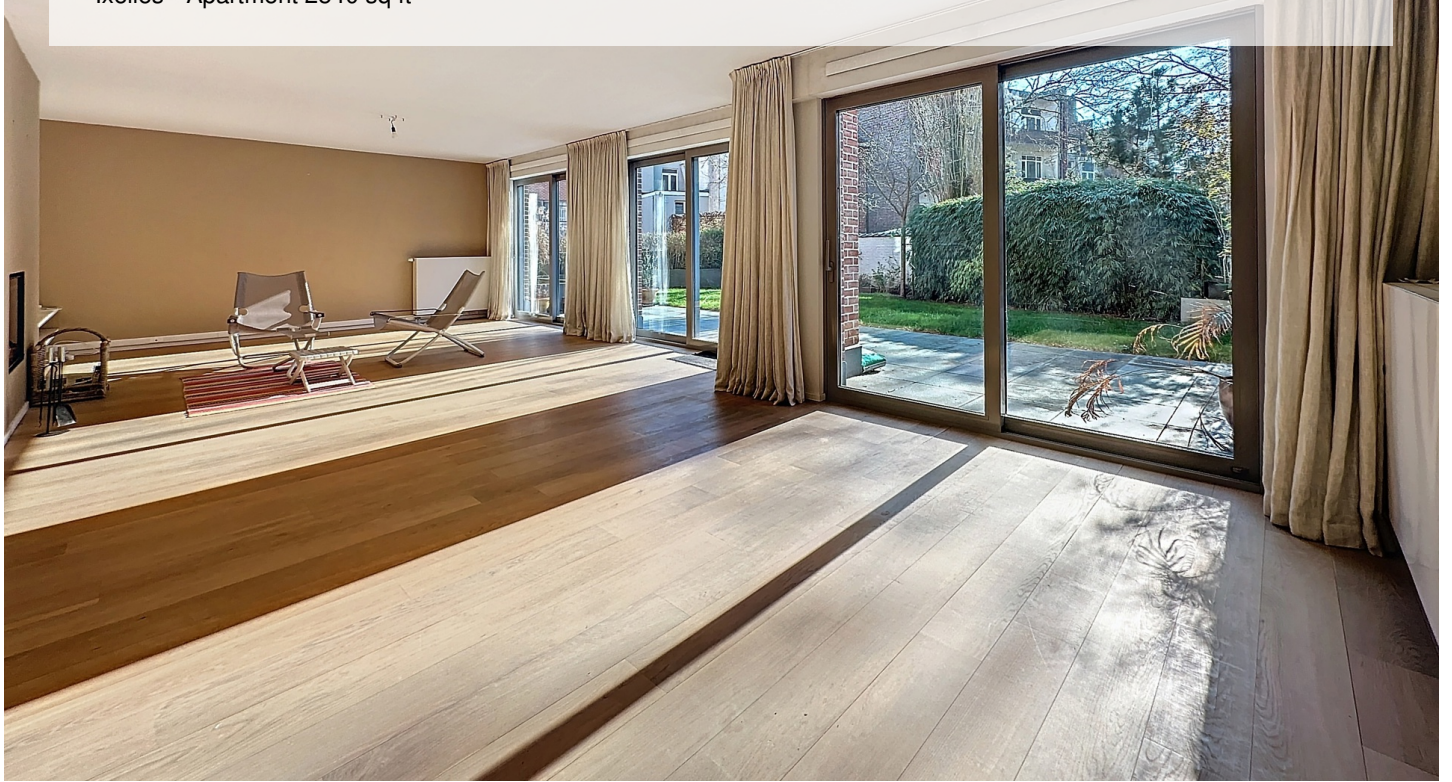
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## **VANEAU**

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**