

# EUROPEAN QUARTER: 3/4 BEDROOM DUPLEX FLAT WITH GARDEN

845 000 €

Ref 6625104

Ixelles - Apartment 2411 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Magnificent 3-bedroom duplex apartment (possibility 4) in a small early 20th-century condominium with south-facing garden. Ideally located,  $\pm 500$  m from Parc Léopold and  $\pm 750$  m from the European Parliament, this 224 m<sup>2</sup> gross loft (according to EPB), renovated with quality materials in 2012 and 2020, comprises a large open-plan living area with fully-equipped open-plan kitchen ( $\pm 22$  m<sup>2</sup>), bright lounge ( $\pm 15$  m<sup>2</sup>), terrace ( $\pm 16$  m<sup>2</sup>) and private garden of  $\pm 175$  m<sup>2</sup>. Night hall with shower room, wc and 25 m<sup>2</sup> bedroom that can be divided into two. Private 26 m<sup>2</sup> annexe with study, dressing room, shower room and bedroom with direct access to the terrace and garden. 50 m<sup>2</sup> master bedroom with dressing room, study, utility room, bathroom and separate wc. EPB D+. Underfloor heating, compliant electrics, dual-flow mechanical ventilation, insulation and roof waterproofing from 2025. Exclusive viewing at Vaneau Lecobel!

VANEAU LECOBEL

BRUSSELS EAST

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Brussels

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

**Reference :** 6625104

**Price :** 845 000 €

**Surface :** 2411 sq ft

**Bedroom(s) :** 3

**Floor :** 0

**Bathroom(s) :** 3

**Garden :** 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**