

# EXCEPTIONAL MODERNIST PROPERTY IN UCCLE

5 950 000 €

Ref 4582709

Uccle - House 5328 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

On the prestigious Avenue L'opold Errera, a superb modernist villa with outbuildings, built in 1955, offers approximately 615 m<sup>2</sup> of gross living space on a plot of approximately 45 ares. All technical renovations have been completed (windows, heating, electricity, etc.), while the interior finishes remain to be completed. This prestigious property is arranged over two levels and offers excellent renovation potential. The villa comprises: on the ground floor, a magnificent entrance hall, a large living room with an office area, a dining room with access to the terrace and garden, and a kitchen area. On the first floor, there are two to four potential bedrooms with en-suite bathrooms and a terrace of approximately 60 m<sup>2</sup>. Additional features include: a heated outdoor swimming pool with a pool house, the possibility of installing an elevator, two caretaker rooms, a three-car garage, private access to the Royal L'opold Club, and the possibility of extending the first floor. Energy Performance Certificate (EPC): G. A must-see!

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**Reference :** 4582709

**Price :** 5 950 000 €

**Surface :** 5328 sq ft

**Bedroom(s) :** 4

**Bathroom(s) :** 3

**Shower room(s) :** 3

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Swimming pool :** Yes

**Parking(s) :** 1

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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**