

# VANDERKINDERE: APARTMENT BUILDING 5 UNITS WITH GARDEN

1 245 000 €

Ref 5416894

Uccle - House 3229 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vanderkindere: apartment building of  $\pm 300 \text{ m}^2$  with garden and terrace with Rental income 55.130 per year it is composed as follows: Commercial ground floor of  $\pm 67.3 \text{ m}^2$ : Waiting room of  $\pm 17.5 \text{ m}^2$ , medical office of  $\pm 33.3 \text{ m}^2$ , kitchen equipped with  $\pm 8.5 \text{ m}^2$ . On the landing shower room with wc of  $\pm 8 \text{ m}^2$ . Lower floor: a 1 bedroom apartment of  $\pm 60.1 \text{ m}^2$ : Living room of  $\pm 32 \text{ m}^2$ , fitted kitchen of  $\pm 5.8 \text{ m}^2$ , bedroom of  $\pm 15.5 \text{ m}^2$ , bathroom of  $\pm 6.8 \text{ m}^2$ , garden of  $\pm 65 \text{ m}^2$  with a terrace of  $\pm 15 \text{ m}^2$  facing North-West. First floor: 1 bedroom apartment of  $\pm 67.9 \text{ m}^2$ : Living room of  $\pm 17.4 \text{ m}^2$ , dining room with open kitchen of  $\pm 25.3 \text{ m}^2$ , bedroom of  $\pm 17.2 \text{ m}^2$ , shower room of  $\pm 8 \text{ m}^2$ . Second floor: 1 bedroom apartment of  $\pm 45.4 \text{ m}^2$ : Living room of  $\pm 14 \text{ m}^2$ , fitted kitchen of  $\pm 6.2 \text{ m}^2$ , bedroom of  $\pm 17.2 \text{ m}^2$ , shower room of  $\pm 8 \text{ m}^2$ , terrace of  $\pm 20 \text{ m}^2$  facing North-West. Third floor: 1 bedroom apartment of  $\pm 31.5 \text{ m}^2$ : Living room of  $\pm 14 \text{ m}^2$ , equipped kitchen of  $\pm 7.5 \text{ m}^2$ , office (currently in bedroom) of  $\pm 6 \text{ m}^2$ , shower room of  $\pm 4 \text{ m}^2$ . Also: double glazing, cellars, individual gas boilers, preserved period features, PEB: F, E, E, E-. Awaiting town planning information. To discover as soon as possible!

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**Reference :** 5416894

**Price :** 1 245 000 €

**Surface :** 3229 sq ft

**Bedroom(s) :** 4

**Floor :** 0

**Bathroom(s) :** 4

**Garden :** Yes

**Cellar :** Yes

**Terrace :** Yes

**Availability :** 02/05/2023

**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**