

CHANT D'OISEAU, 3-BEDROOM HOUSE ± 208 M² + GARDEN

Price upon request

Ref 5564964

Auderghem - House 2239 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel presents this 3-bedroom house of ± 208 m² with a terrace of ± 16 m² and a private garden of ± 218 m² located in the new project "L'Écrin du Val" in the very sought-after and peaceful neighbourhood of Le Chant d'oiseau offering many green spaces. This house, which has everything to please, is composed on the ground floor of a spacious entrance hall of ± 10 m² with a guest toilet, a large and bright living room of ± 55 m² with an open kitchen fully equipped with a central island overlooking the terrace and garden without vis-à-vis and a back kitchen. The first floor offers a spacious night hall leading to a beautiful bedroom of ± 18 m², two bedrooms of ± 11 m² with a communicating shower room, a bathroom with Italian shower and bathtub and a separate toilet. The basement offers a multipurpose space of ± 20 m², a laundry room of ± 9 m² and a cellar of ± 12 m². The numerous public transport links (metro, bus, Vill'o) in the vicinity offer easy access to other districts and shops. Very high energy performance. Underfloor heating in the living room with a heat pump system. Additional parking space (+35.000€) with the possibility of recharging an electric car. Excellent thermal and acoustic insulation. Estimated EPB A- /B+. Delivery autumn 2024. Sale under the VAT regime (possibility of 6%). Contact us for more information on 02/669.21.70 or via promotion@lecobel.be.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
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✉ promotion@lecobel.be

Reference : 5564964

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Surface : 2239 sq ft

Bedroom(s) : 3

Bathroom(s) : 2

Garden : Yes

Parking(s) : 1

Terrace : Yes

Availability : 30/09/2024

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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