

## OBSERVATORY: MANSION OF +/- 422 M<sup>2</sup>.

1 959 000 €

Ref 5705164

Uccle - House 4306 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



### About this property

In a green setting, character villa of +/- 422 m<sup>2</sup> on a plot of 2870 m<sup>2</sup>. Comprising: Ground floor and first floor with a total surface area of 157 m<sup>2</sup>: entrance hall with cloakroom and separate toilet, 20 m<sup>2</sup> living room, 20 m<sup>2</sup> dining room, 12 m<sup>2</sup> kitchen, 24 m<sup>2</sup> garage, large landing with wooden staircase giving access to the different levels. Outside areas: 2870 m<sup>2</sup> of land, 25 ares of south-west-facing garden. 1st floor 117 m<sup>2</sup>: landing of  $\hat{A}\pm 5m\hat{A}^2$ , giving access to three beautiful bedrooms, a bathroom with WC. 2nd floor 114 m<sup>2</sup>: landing giving access to three good bedrooms, bathroom, separate water closet, shower room 165 m<sup>2</sup> basement: 12.8 m<sup>2</sup> utility room, 3.6 m<sup>2</sup> technical room, 11.2 m<sup>2</sup> wine cellar, boiler room, meter room. Number of garages: 1 EPB: G A family property par excellence, this bourgeois house will win you over with its beautiful reception rooms, numerous bedrooms and versatile rooms on the mezzanine floor. An exceptional property in one of Uccle's most beautiful districts, which, after some renovation work, will offer you a unique living environment!

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**Reference :** 5705164

**Price :** 1 959 000 €

**Surface :** 4306 sq ft

**Bedroom(s) :** 6

**Bathroom(s) :** 2

**Shower room(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Terrace :** Yes

**Availabili** 01/05/2024 -



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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**