

UNDER OFFER !! SAPINIÈRE: SUPERB 4 BEDROOM HOUSE, OFFICE + BEAUTIFUL GARDEN

1 350 000 €

Ref 6646080

Uccle - House 2691 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

UNDER OFFER !! In a quiet avenue in the prestigious Prince d'Orange district of Uccle, on the edge of the Forêt de Soignes, close to shops and schools, magnificent three and a half facades villa with a surface area of $\pm 250 \text{ m}^2$ (380 m² built) with a beautiful landscaped garden and terrace, on a plot of 9.12 ares. It is composed as follows: Entrance hall of $\pm 10 \text{ m}^2$, bright living room of $\pm 33.5 \text{ m}^2$ with FO cassette, dining room of $\pm 16 \text{ m}^2$, guest toilet, fitted kitchen of $\pm 9.5 \text{ m}^2$, access to a beautiful terrace of 55 m² overlooking a magnificent garden facing South-Southeast without vis-à-vis. Upstairs, Night hall of $\pm 10.5 \text{ m}^2$, wc, large master suite with bedroom of $\pm 20 \text{ m}^2$, adjoining shower room of $\pm 5.5 \text{ m}^2$, and separate private wc, three bedrooms of $\pm 15 \text{ m}^2$, $\pm 13 \text{ m}^2$ and $\pm 9.5 \text{ m}^2$, a bathroom-shower of $\pm 4.5 \text{ m}^2$. Access to an attic converted into 2 offices of $\pm 40 \text{ m}^2$ in total with air conditioning. Large cellars with natural light usable as an office or workshop of $\pm 102 \text{ m}^2$. Also: 2-car garage and 3-car parking in the driveway, double glazing, gas boiler from 2021, armored door. PEB: E (D according to the new regulations announced in the Brussels region). Remote-controlled alarm system. A very well-maintained house, ideally located, which will delight lovers of peace and space. To discover without delay!!

VANEAU LECOBEL
BRUSSELS SOUTH
G. Brugmann Square 10B
1050 Ixelles
ph +32 2 346 33 55
✉ [lecobel@vaneau-
lecobel.be](mailto:lecobel@vaneau-lecobel.be)

Reference : 6646080

Price : 1 350 000 €

Surface : 2691 sq ft

Bedroom(s) : 4

Bathroom(s) : 2

Shower room(s) : 2

Garden : Yes

Cellar : Yes

Parking(s) : 1

Terrace : Yes

**UNDER OFFER !! SAPINIÈRE: SUPERB 4 BEDROOM
HOUSE, OFFICE + BEAUTIFUL GARDEN**

1 350 000 €

Ref 6646080

Uccle - House 2691 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



**UNDER OFFER !! SAPINIÈRE: SUPERB 4 BEDROOM
HOUSE, OFFICE + BEAUTIFUL GARDEN**

1 350 000 €

Ref 6646080

Uccle - House 2691 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



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