

ROUGE CLOÎTRE, BEAUTIFUL 2-BEDROOM APPT 91M² + TERRACES 14M²

505 000 €

Ref 6662667

Auderghem - Apartment 980 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel has the privilege to present you this 2-bedroom flat of $\pm 91 \text{ m}^2$ with terraces of $\pm 14 \text{ m}^2$ on the 2nd floor of a three-storey building in the new "August" project, located in the highly sought-after and quiet Rouge Cloître district with many green spaces and the immediate vicinity of the Sonian Forest. This flat comprises a reception hall with guest toilet, a bright and beautiful living room of $\pm 34 \text{ m}^2$ with a fully equipped open-plan kitchen opening onto a $\pm 14 \text{ m}^2$ south-west-facing terrace, a master bedroom of $\pm 16 \text{ m}^2$ with a private $\pm 2 \text{ m}^2$ terrace and en-suite bathroom, a second bedroom of $\pm 11 \text{ m}^2$, a shower room, a large laundry room and plenty of storage space. The high architectural quality and space make this flat a unique place to live. Nearby public transport connections (metro, bus, Vill'o) offer easy access to other neighbourhoods and cities, as well as to shops. The materials used have been carefully selected to ensure a very high level of energy efficiency. Underfloor heating with heat pump system, dual-flow ventilation, solar panels. Additional parking and basement. Excellent thermal and acoustic insulation. Estimated EPB A, completion in late 2025. Sale subject to VAT (possibly 6%). Contact us now for more information on the "August" project at 02/669.21.70 or by email at promotion@lecobel.be.

VANEAU LECOBEL NEW PROJECTS

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10B 1050 Ixelles
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✉ promotion@lecobel.be

Reference : 6662667

Price : 505 000 €

Surface : 980 sq ft

Bedroom(s) : 2

Floor : 2

Bathroom(s) : 2

Cellar : Yes

Parking(s) : 1

Terrace : Yes

Availability : 31/12/2025

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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