

MAGNIFICENT STUDIO APARTMENT $\pm 45\text{M}^2$ + TERRACE $\pm 5\text{M}^2$

304 700 €

Ref 6764421

Auderghem - Apartment 484 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

AUDERGHEM - We offer this superb $\pm 45\text{ m}^2$ studio located on the 3rd floor, at the front of the building. This property comprises an entrance hall, a $\pm 4\text{ m}^2$ shower room with WC and single washbasin, as well as a laundry/technical room. The spacious living room of $\pm 24\text{ m}^2$, with a superbly equipped kitchen and sleeping area, gives access to a $\pm 5\text{ m}^2$ terrace. This project offers bright apartments, all with terraces or outdoor spaces. It benefits from an exceptional location, combining proximity to the city and the forest, at the gateway to Brussels. The building's sober, contemporary architecture guarantees exceptional luminosity and high ceilings. What's more, the property boasts quality finishes and equipment (heat pump, double-flux ventilation, photovoltaic panels), as well as excellent acoustic and energy performance (PEB B+). A cellar and bike storage space are included in the price. Parking (single or double) is extra. The sale is subject to VAT on the building and registration fees on the land. For further information, please contact us on 02/669.21.70 or by e-mail at promotion@vaneau-lecobel.be

VANEAU LECOBEL NEW PROJECTS

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

Reference : 6764421

Price : 304 700 €

Surface : 484 sq ft

Bedroom(s) : 0

Floor : 3

Bathroom(s) : 1

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

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LECABEL**
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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