

MAGNIFICENT STUDIO 37M² + TERRACE 6M²

282 700 €

Ref 6764420

Auderghem - Apartment 398 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

AUDERGHEM - Ideally located at the front of the building, on the 3rd floor, this compact $\pm 37 \text{ m}^2$ studio offers a functional and bright living environment. It comprises a welcoming living room of $\pm 28 \text{ m}^2$ with super-equipped kitchen and sleeping area, a modern shower room of $\pm 3.5 \text{ m}^2$ (sink, shower, WC), as well as a laundry/technical room. A $\pm 6 \text{ m}^2$ terrace at the front completes the ensemble, offering a pleasant outdoor space. The project offers light-filled homes, all with terraces or outdoor spaces, in a harmonious blend of city and nature, just a stone's throw from the Forêt de Soignes and 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) required at extra cost. Sale of land subject to 12.5% registration tax and building subject to 21% VAT. 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 : 6764420

Price : 282 700 €

Surface : 398 sq ft

Bedroom(s) : 0

Floor : 3

Bathroom(s) : 1

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availabili 01/03/2027

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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