

MAGNIFICENT STUDIO $\pm 46.5\text{M}^2$ + TERRACE $\pm 5\text{M}^2$

269 000 €

Ref 6764417

Auderghem - Apartment 501 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

AUDERGHEM - Located at the gateway to Brussels, a stone's throw from the Beaulieu metro station, the entrance to the Ring and the Forêt de Soignes, this superb $\pm 46.5\text{ m}^2$ studio on the 1st floor offers an ideal living environment. It comprises an entrance hall with checkroom area, a bright 24 m^2 living room with super-equipped kitchen and sleeping area, a 4 m^2 shower room (shower, washbasin, WC) and a laundry/technical room. You'll also enjoy a $\pm 5\text{ m}^2$ terrace at the front, as well as a beautiful shared outdoor space inside the island. The building's sober, contemporary architecture guarantees exceptional luminosity and high ceilings. What's more, the property benefits from 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) at extra cost. The sale of the land is subject to registration duty (12.5%) and the construction to VAT (21%). Perfectly located between the city and the forest, this project offers bright homes with terraces or outdoor spaces, for a harmonious living environment well connected to Brussels. Please do not hesitate to contact us for further information on 02/669.21.70 or by e-mail at promotion@vaneau-lecobel.be

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles

ph +32 2 669 21 70

✉ promotion@lecobel.be

Reference : 6764417

Price : 269 000 €

Surface : 501 sq ft

Bedroom(s) : 0

Floor : 1

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availabili 01/03/2027

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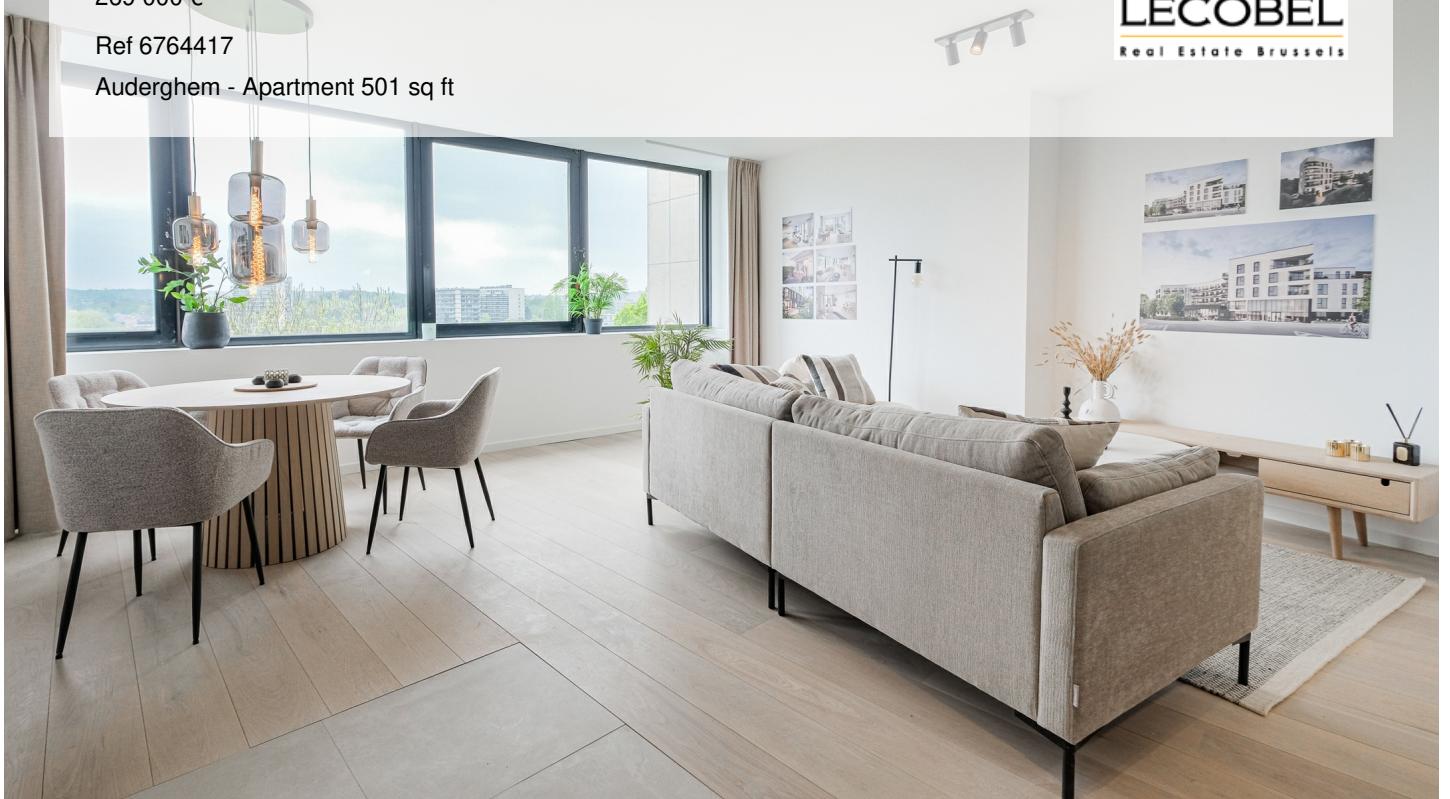
MAGNIFICENT STUDIO ±46.5M² + TERRACE ±5M²

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**VANEAU
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