

# MAGNIFICENT STUDIO 45M<sup>2</sup> + TERRACE 12M<sup>2</sup>

264 000 €

Ref 6764416

Auderghem - Apartment 484 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Located on the ground floor of a building with a sleek and contemporary design, just a stone's throw from the Beaulieu metro station, the Ring, and the Soignes Forest, we offer this magnificent studio of  $\pm 45 \text{ m}^2$  with a large terrace of  $\pm 12.3 \text{ m}^2$  at the front of the building. This bright property features a comfortable living space, including a sleeping area, a fully equipped kitchen open to the dining and living areas, all extended by a beautiful terrace. The entrance hall includes a cloakroom and leads to a full shower room (shower, WC, sink) as well as a laundry/technical room. The building offers high-quality amenities: generous ceiling heights, excellent acoustic and energy insulation (PEB B+), a heat pump, double-flow ventilation, and photovoltaic panels. Residents also benefit from a lovely shared outdoor space at the rear, offering tranquility within the courtyard. A cellar and a bicycle storage space are included in the price. There is the possibility to purchase a single or double parking space for an additional cost. Sale subject to VAT (21%) for construction and registration fees (12.5%) for the land. This project combines a green living environment with urban connectivity, offering the perfect balance between city and nature, just at the gates of Brussels. Feel free to contact us for further information at 02/669.21.70 or by email at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBEL NEW PROJECTS

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✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 6764416

**Price :** 264 000 €

**Surface :** 484 sq ft

**Bedroom(s) :** 0

**Floor :** 0

**Bathroom(s) :** 1

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes





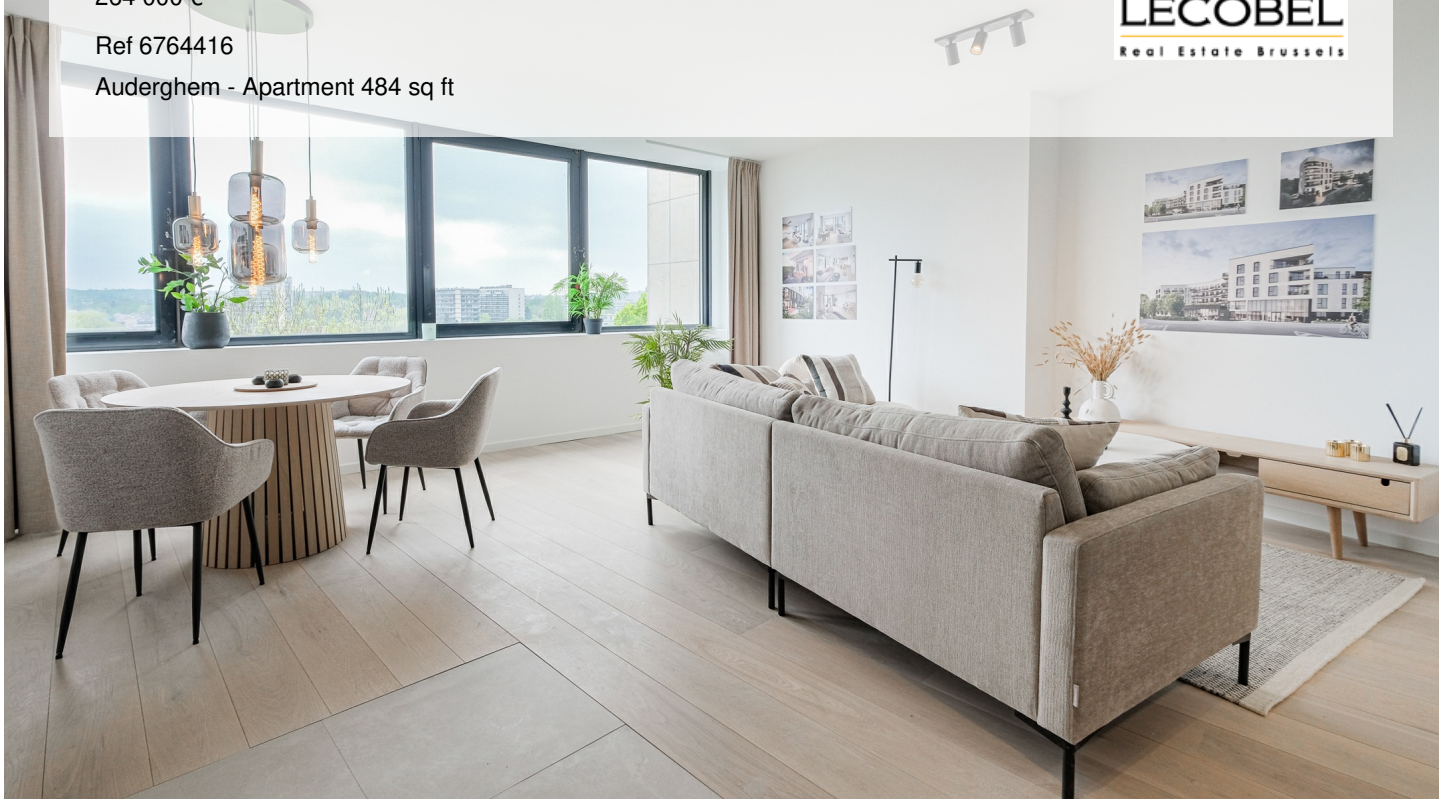
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## **VANEAU**

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