

# MAGNIFICENT 4-BEDROOM DUPLEX ±192M<sup>2</sup> + 2 TERR. + GARDEN 47M<sup>2</sup>

895 700 €

Ref 6764446

Auderghem - Apartment 2067 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

AUDERGHEM – Discover this pleasant 4-bedroom duplex apartment on the ground floor, measuring approximately 192 m<sup>2</sup>, with two south-facing terraces and a garden. The apartment comprises a ground-floor entrance hall with a guest toilet, a laundry/technical room, and a dressing room. This hall leads to the first bedroom measuring approximately 13 m<sup>2</sup>, with a bathroom (bathtub, single sink, toilet) measuring approximately 6.5 m<sup>2</sup>. A spacious living and dining room with a fully equipped open-plan kitchen measuring approximately 32 m<sup>2</sup> offers direct access to the terrace measuring approximately 22 m<sup>2</sup> and the garden measuring approximately 47 m<sup>2</sup>. Upstairs, the night hall of ±4.5 m<sup>2</sup> leads to a separate WC, the master bedroom of ±17 m<sup>2</sup> with en-suite shower room (shower, single sink, WC) and direct access to the second terrace of ±8 m<sup>2</sup>, the third bedroom of ±16 m<sup>2</sup> with private bathroom (bath, single sink, WC), and the last bedroom with office of ±19 m<sup>2</sup> also with an en-suite shower room (shower, single sink). The project, located between the city and the forest, offers modern homes with terraces or outdoor spaces. In addition, the property benefits from quality finishes and equipment (heat pump, double-flow ventilation, photovoltaic panels), as well as excellent acoustic and energy performance (PEB A). A cellar and a bicycle space are included in the price. Parking (single or double) is an additional charge. The sale is subject to VAT (21%) for construction and registration fees (12.5%) for the land. Do not hesitate to contact us for more 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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**Reference :** 6764446

**Price :** 895 700 €

**Surface :** 2067 sq ft

**Bedroom(s) :** 4

**Floor :** 0

**Bathroom(s) :** 4

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 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**