

MAGNIFICENT 3BEDROOM FLAT 129M² + TERRACE 23M² + GARDEN 69M²

644 100 €

Ref 6764433

Auderghem - Apartment 1389 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

AUDERGHEM – Discover this pleasant 3-bedroom duplex apartment on the ground floor, measuring $\pm 129 \text{ m}^2$, with a southwest-facing terrace and garden. The apartment comprises a hall ($\pm 7 \text{ m}^2$) with a guest toilet, and a laundry/technical room at the entrance (upstairs). A spacious living and dining room with a fully equipped open-plan kitchen ($\pm 41 \text{ m}^2$) is on the ground floor, with direct access to the $\pm 23 \text{ m}^2$ terrace and the $\pm 69 \text{ m}^2$ garden. The first bedroom ($\pm 14 \text{ m}^2$) has direct access to the garden and access to a $\pm 4 \text{ m}^2$ bathroom (single sink, shower, toilet). Upstairs, the $\pm 3.5 \text{ m}^2$ night hall leads to the other two bedrooms (± 13.5 and $\pm 12 \text{ m}^2$) and a second $\pm 4 \text{ m}^2$ bathroom. 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 parking 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

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles

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✉ promotion@lecobel.be

Reference : 6764433

Price : 644 100 €

Surface : 1389 sq ft

Bedroom(s) : 3

Floor : 0

Bathroom(s) : 2

Garden : Yes

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 01/03/2027

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