

MAGNIFICENT 3BEDROOM FLAT 132M² + TERRACE 23M² + GARDEN 61M²

644 100 €

Ref 6764432

Auderghem - Apartment 1421 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

AUDERGHEM – Discover this pleasant 3-bedroom duplex apartment on the ground floor of $\pm 132 \text{ m}^2$ with a southwest-facing terrace and garden. The apartment consists of a hall ($\pm 7.5 \text{ m}^2$) with a guest toilet, a laundry room/technical room at the entrance (upstairs). A spacious living and dining room with a fully equipped open kitchen of $\pm 40 \text{ m}^2$ on the ground floor with direct access to the terrace of $\pm 23 \text{ m}^2$ and the garden of $\pm 61 \text{ m}^2$. On the ground floor, the night hall leads to a separate toilet and the first bedroom of $\pm 15 \text{ m}^2$ with direct access to the garden and access to a shower room of $\pm 3.5 \text{ m}^2$ (single sink, shower). Upstairs, the entrance hall leads to the two other bedrooms (± 15 and $\pm 13 \text{ m}^2$) each with an en-suite 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

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Reference : 6764432

Price : 644 100 €

Surface : 1421 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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1972

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