

MAGNIFICENT 3BEDROOM FLAT 134M² + TERRACE 26M² + GARDEN 71M²

600 000 €

Ref 6762291

Auderghem - Apartment 1442 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

AUDERGHEM - Discover this pleasant 3-bedroom ground-floor duplex apartment of $\pm 134 \text{ m}^2$ with south-facing terrace and garden. The apartment comprises a hall ($\pm 4.5 \text{ m}^2$) with guest WC, a laundry/technical room at the entrance (first floor). A spacious 45 m^2 living and dining room with super-equipped open kitchen on the ground floor, with direct access to the 26 m^2 terrace and 71 m^2 garden. The first two bedrooms with a $\pm 11 \text{ m}^2$ study have direct access to the garden and are accessed from a night hall giving access to a shower room (single washbasin, shower, WC). Upstairs, the hall leads to the 17 m^2 master bedroom with 4.5 m^2 en-suite bathroom. The project, located between town and forest, offers modern homes with terraces or outdoor spaces. In addition, the property benefits from high-quality finishes and equipment (heat pump, double-flux ventilation, photovoltaic panels), as well as excellent acoustic and energy performance (PEB A). A cellar and bike storage space are included in the price. Parking (single or double) at extra cost. The sale is subject to VAT (21%) for the building and registration fees (12.5%) for the land. 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 : 6762291

Price : 600 000 €

Surface : 1442 sq ft

Bedroom(s) : 3

Floor : -2

Bathroom(s) : 2

Garden : Yes

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availabili 01/03/2027

ty :

MAGNIFICENT 3BEDROOM FLAT 134M² + TERRACE 26M² + GARDEN 71M²

600 000 €

Ref 6762291

Auderghem - Apartment 1442 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



MAGNIFICENT 3BEDROOM FLAT 134M² + TERRACE 26M² + GARDEN 71M²

600 000 €

Ref 6762291

Auderghem - Apartment 1442 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels





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