

## A LUXURY PROJECT ON A HUMAN SCALE - SAINT JOB!

740 000 €

Ref 6830043

Uccle - Apartment 1518 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



### About this property

In the Saint-Job/Lycée Français neighborhood, close to the Kinsendael nature reserve and Papenkasteel Castle park, Vaneau-Lecobel offers this spacious duplex with 3 terraces in a human-sized building. Located on the second and third floors, this duplex of  $\pm 141$  m<sup>2</sup> comprises on the second floor a night hall leading to a bathroom (shower, double washbasin, WC), two bedrooms ( $\pm 12$  m<sup>2</sup> and  $\pm 15$  m<sup>2</sup>) with integrated dressing room and study, and the master suite of  $\pm 17$  m<sup>2</sup>, with dressing room and en-suite bathroom of  $\pm 5$  m<sup>2</sup> (shower, single washbasin, WC) and private access to a  $\pm 2.5$  m<sup>2</sup> terrace overlooking the garden. The third floor features a superb 44 m<sup>2</sup> living space, a super-equipped open kitchen with central island, a storage/laundry area and a separate toilet, plus access to two other terraces ( $\pm 6$  m<sup>2</sup> facing south-east and  $\pm 12$  m<sup>2</sup> facing north). Also: individual gas-fired central heating system using a wall-mounted closed-condensing boiler, underfloor heating, double-flow ventilation with heat recovery, triple glazing, videophony with automatic door opening, solid oak parquet flooring and ceramic tiles in kitchen and bathroom. Excellent thermal and acoustic insulation. Excellent EPB. Delivered, available for deed. Sale subject to 21% VAT. Additional parking available for €37,500. Contact us for more information on the project at 02/669.21.70 or [promotion@lecobel.be](mailto:promotion@lecobel.be).

### VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square

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

**Reference :** 6830043

**Price :** 740 000 €

**Surface :** 1518 sq ft

**Bedroom(s) :** 3

**Floor :** 3

**Bathroom(s) :** 2

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 30/06/2025

**ty :**

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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