

STUNNING VILLA ON A 27-ARE PLOT WITH SWIMMING POOL

1 795 000 €

Ref 6958114

Braine-l'Alleud - House 5705 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Ideally located in a quiet and residential neighborhood with immediate access to Brussels. Stunning villa with a gross surface area of $\pm 530 \text{ m}^2$ on a 26-are plot. The layout is as follows: entrance hall of $\pm 20 \text{ m}^2$ with separate toilet and cloakroom, beautiful dining room of $\pm 25 \text{ m}^2$, fully equipped American-style kitchen of $\pm 39 \text{ m}^2$, bright living room of $\pm 60 \text{ m}^2$ opening onto the southwest-facing garden of ± 24 ares with heated swimming pool and pool house. On the 1st floor: night hall of $\pm 15 \text{ m}^2$ leading to two bedrooms of ± 16 and 15 m^2 , a shower room of $\pm 10 \text{ m}^2$ with separate toilet, a fitness room of $\pm 17 \text{ m}^2$, and a fully private master suite of $\pm 55 \text{ m}^2$ with dressing room and bathroom. On the 2nd floor (loft-style): two offices of ± 12 and 8 m^2 and a bedroom of $\pm 11 \text{ m}^2$ with a separate toilet (possibility to add a shower room). A lift on the ground floor provides access to the cellars, utility meters, and the garage accommodating up to 5 cars. EPC A+. Additional features: high-quality materials, 34 solar panels, garage for 5 cars + 4 outdoor parking spaces, perimeter alarm, partial underfloor heating, electric interior blinds, dual-flow ventilation, Kalfire fireplace, equipped laundry room, double-glazed Stopsol windows, compliant electricity. A true gem! Must-see property, exclusively at Vaneau Lecobel.

VANEAU LECOBEL

BRUSSELS EAST

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Reference : 6958114

Price : 1 795 000 €

Surface : 5705 sq ft

Bedroom(s) : 6

Bathroom(s) : 2

Garden : Yes

Cellar : Yes

Elevator : Yes

Swimming pool : Yes

Parking(s) : 1

Terrace : Yes

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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