

NEW 690 M² GROSS AREA VILLA WITH POOL & PROFESSIONAL SPACE

Price upon request

Ref 6990204

Woluwe-Saint-Pierre - House 7427 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



About this property

Ideally located just steps from the Mellaerts Ponds, this magnificent villa offers a total surface area of approximately 690 m² (gross) with an independent apartment, set on a 1,700 m² plot. Layout: Ground floor: Entrance hall of approx. 16 m² with separate toilet and office of approx. 10 m², two living rooms of approx. 35 m² and 25 m², dining room of approx. 40 m² with access to the southwest-facing garden of approx. 1,200 m² with a year-round heated swimming pool and jacuzzi, fully equipped family kitchen of approx. 25 m². First floor: Night hall of approx. 15 m² leading to 4 bedrooms, each with a terrace, 2 bathrooms, a separate toilet, and a fully private master suite with dressing room, bathroom, and two terraces. Second floor: Two bedrooms, one with a terrace, and a bathroom with toilet. Thanks to a separate entrance on the ground floor, this floor also includes a fully private apartment of approx. 45 m² (gross) with a living room, bedroom, shower room, two terraces, and a cellar. Basement: Access to cellars, garages, meters, and laundry room. Additional features: EPC: C. Entirely renovated in 2024, independent studio currently rented, compliant electrical installation, two garage boxes (for 3 cars), three outdoor parking spaces, triple-glazed windows, wood stove, condensing gas boiler. Possibility to rent the property for 15 years at €8,000/month. Exclusive listing at Vaneau Lecobel.

VANEAU LECOBEL

BRUSSELS EAST

200 , Belliardstreet - 1000

Brussels

ph +32 2 669 70 90

✉ est@vaneau-lecobel.be

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Surface : 7427 sq ft

Bedroom(s) : 8

Bathroom(s) : 5

Garden : Yes

Cellar : Yes

Swimming pool : Yes

Parking(s) : 1

Terrace : Yes

Availability : 02/02/2026 -
12:00

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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