

# BÉCHET: MAGNIFICENT VILLA, SOUTH GARDEN, 2 GARAGES, PEB B

1 325 000 €

Ref 7052516

Kraainem - House 6458 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

**EXCLUSIVITY VANEAU!** Located in the sought-after Albert Béchet neighborhood, this characterful 1946 villa offers a gross surface area of 629 m<sup>2</sup> (6,680 sq ft) according to the PEB (Economic Energy Rating) and sits on a lush 18.86-acre plot. It boasts spacious 51 m<sup>2</sup> reception rooms with a 35 m<sup>2</sup> veranda leading to a terrace and a magnificent, unoverlooked, south-facing garden with trees. Large bay windows let in light and offer unobstructed views of the lush surroundings. A kitchen with a dining area, a 20 m<sup>2</sup> bedroom with an en-suite bathroom (9 m<sup>2</sup>), a 12.26 m<sup>2</sup> bedroom or study, an 8.40 m<sup>2</sup> office, two toilets, a cloakroom, and a storage room are all included. On the 1st floor: a 55 m<sup>2</sup> master suite with its bathroom and a beautiful terrace (15 m<sup>2</sup>) with garden view, 3 bedrooms (34 - 16 - 14 m<sup>2</sup>) opening onto the terrace and a shower room with toilet. On the 2nd floor under the eaves: 2 bedrooms (14 and 14.50 m<sup>2</sup>) shower room with WC. Basement: 18 m<sup>2</sup> bedroom, shower room and WC, large terrace accessing the garden. Laundry room, shed, cellars. 2 garages, electric car charger, several parking spaces in front of the house. The original features: the woodwork, parquet floors, the open fire, the doors, the colored glass windows give character to this beautiful house with generous volumes and great potential. Possibility of liberal profession! Renovated roof, PEB B, compliant electricity, water softener, solar panels, double glazing, alarm, elevator.

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**Reference :** 7052516

**Price :** 1 325 000 €

**Surface :** 6458 sq ft

**Bedroom(s) :** 9

**Bathroom(s) :** 4

**Shower room(s) :** 3

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 01/09/2025

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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