

QUARTIER DES PÊCHERIES: MAGNIFICENT 4-BR HOUSE

3 750 €

Ref 7063296

Watermael-Boitsfort - House 2368 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



About this property

Ideally located in the sought-after Pêcherries district, charming contemporary villa with a total surface area of $\pm 240 \text{ m}^2$ gross, decorated with a pleasant garden of $\pm 300 \text{ m}^2$ facing south. It consists of an entrance hall with a guest toilet, a spacious and bright living/dining room giving direct access to the garden, as well as a fully equipped American kitchen, 4 beautiful bedrooms ($\pm 20 \text{ m}^2$, $\pm 20 \text{ m}^2$, $\pm 20 \text{ m}^2$ and $\pm 12 \text{ m}^2$) including the master suite with its dressing room, bathroom and a beautiful terrace ($\pm 25 \text{ m}^2$), 2 shower rooms and a bathroom adjoining the bedrooms. Pretty garden $\pm 300 \text{ m}^2$ facing south. Cellar in the basement and a garage with also an outdoor parking space. The villa features double glazing, wooden floors, an alarm, and a home theater. All charges are individual. PEB D+. Available October 1, 2025. Discover it without delay at Vaneau Lecobel!

VANEAU LECABEL
BRUSSELS EAST
200, Belliardstreet - 1000
Brussels
ph +32 2 669 70 90
est@vaneau-lecobel.be

Reference : 7063296

Price : 3 750 €

Surface : 2368 sq ft

Bedroom(s) : 4

Bathroom(s) : 4

Shower room(s) : 4

Garden : Yes

Cellar : Yes

Parking(s) : 1

Terrace : Yes

Availabili 01/10/2025
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