

# ROUGE CLOÎTRE, 3-BEDROOMS APT. 127 M<sup>2</sup> + TERRACES

645 000 €

Ref 7080359

Auderghem - Apartment 1367 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Located in the heart of the Rouge Cloître district, just a stone's throw from the Sonian Forest, Vaneau Lecobel offers this magnificent  $\pm 127$  m<sup>2</sup> flat on the 1st floor. It comprises a reception hall with cloakroom, a separate toilet with washbasin, a large and bright  $\pm 38$  m<sup>2</sup> living room with fully equipped kitchen and access to two south-facing terraces of  $\pm 3$  m<sup>2</sup> and  $\pm 8$  m<sup>2</sup>, a  $\pm 17$  m<sup>2</sup> master bedroom with  $\pm 4$  m<sup>2</sup> terrace and en-suite bathroom, two other bedrooms of  $\pm 11$  m<sup>2</sup> and  $\pm 10$  m<sup>2</sup>, a shower room and a laundry room. Its high architectural quality and spaciousness make this property a unique place to live. The many nearby public transport connections (metro, bus, Vill'o) provide easy access to other districts and communes, as well as to shops. The materials used have been carefully selected to ensure a very high level of energy efficiency. Underfloor heating with heat pump system, dual-flow ventilation, solar panels. Estimated EPB A. Additional parking and cellar. Delivery end 2025. Sale subject to VAT (possible at 6%). Contact us now for more information about the "August" project on 02/669.21.70 or by e-mail at [promotion@lecobel.be](mailto:promotion@lecobel.be)

## VANEAU LECOBEL NEW PROJECTS

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10B 1050 Ixelles  
ph +32 2 669 21 70

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

**Reference :** 7080359

**Price :** 645 000 €

**Surface :** 1367 sq ft

**Bedroom(s) :** 3

**Floor :** 1

**Bathroom(s) :** 2

**Cellar :** Yes

**Elevator :** Yes

|                       |            |
|-----------------------|------------|
| <hr/>                 |            |
| <b>Parking(s) :</b>   | 1          |
| <hr/>                 |            |
| <b>Terrace :</b>      | Yes        |
| <hr/>                 |            |
| <b>Availability :</b> | 31/12/2025 |

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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