

# PETITE ESPINETTE: SUMPTUOUS DUPLEX WITH GARDEN, 3 BEDROOMS

4 500 €

Ref 7231026

Uccle - Apartment 2626 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located between the Prince d'Orange and the Petite Espinette, a few steps from the Forêt de Soigne, magnificent ground floor duplex apartment with a total surface area of  $\pm 244 \text{ m}^2$  in a recent construction. It consists of an entrance hall with a cloakroom and a water closet, a large and bright living room ( $\pm 35.60 \text{ m}^2$ ) with a TV area, a fully equipped open kitchen ( $\pm 25 \text{ m}^2$ ), a pretty dining room ( $\pm 14.70 \text{ m}^2$ ), 3 beautiful and large bedrooms ( $\pm 27.40 \text{ m}^2$ ,  $\pm 17.50 \text{ m}^2$  and  $\pm 15.70 \text{ m}^2$ ), a bathroom with bathtub and walk-in shower and 2 shower rooms. Superb terrace ( $\pm 30 \text{ m}^2$ ) and a large garden ( $\pm 2 \text{ ares}$ ) facing south. Large cellars and a 2-car garage in the basement with private access to the apartment. Quality materials, home automation, dual-flow system, solid oak parquet flooring, quality marble, electric shutters and careful finishing. Charges: €300 /month (Provision for boiler maintenance, ventilation, home automation, domestic appliances). PEB B. Discover as soon as possible!

VANEAU LECOBEL  
RENTALS

Georges Brugmann square  
10B, 1050 Ixelles  
ph +32 2 340 72 85

✉ [rent@vaneau-lecobel.be](mailto:rent@vaneau-lecobel.be)

**Reference :** 7231026

**Price :** 4 500 €

**Surface :** 2626 sq ft

**Bedroom(s) :** 3

**Floor :** 0

**Bathroom(s) :** 3

**Shower room(s) :** 3

**Garden :** Yes

**Cellar :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Loads :** 400 €

## PETITE ESPINETTE: SUMPTUOUS DUPLEX WITH GARDEN, 3 BEDROOMS

4 500 €

Ref 7231026

Uccle - Apartment 2626 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels





## PETITE ESPINETTE: SUMPTUOUS DUPLEX WITH GARDEN, 3 BEDROOMS

4 500 €

Ref 7231026

Uccle - Apartment 2626 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels





## **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