

ROUGE CLOÎTRE, BEAUTIFUL 1-BEDROOM APT. 91M² + TERRACE 14M²

480 000 €

Ref 7237954

Auderghem - Apartment 980 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel is delighted to present this 2-bedroom flat of $\pm 91 \text{ m}^2$ with a $\pm 14 \text{ m}^2$ terrace on the 1st floor of a three-storey building in the new "August" project, located in the sought-after and peaceful Rouge Cloître district, with its many green spaces and close to the Sonian Forest. This flat, which has everything you could wish for, consists of a reception hall with guest toilet, a bright and beautiful $\pm 34 \text{ m}^2$ living room with fully-equipped open-plan kitchen opening onto a $\pm 14 \text{ m}^2$ south-west-facing terrace, a $\pm 16 \text{ m}^2$ master bedroom with en-suite bathroom, a second bedroom of $\pm 11 \text{ m}^2$, a shower room, a large utility room and plenty of storage space. The high architectural quality and volume of this property make it a unique place to live. Nearby public transport connections (metro, bus, Vill'o) provide easy access to other districts and towns, 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. Parking and cellar in supplement. Excellent thermal and acoustic insulation. Estimated EPB A, 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.

VANEAU LECOBEL NEW PROJECTS

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Reference : 7237954

Price : 480 000 €

Surface : 980 sq ft

Bedroom(s) : 2

Floor : 1

Bathroom(s) : 2

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 01/10/2025

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VANEAU

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1972

VANEAU LOCATION

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Neuilly et Boulogne

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VANEAU

C'EST AUSSI

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VANEAU PATRIMOINE

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VANEAU DIGITAL NEUF

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GESTION LOCATIVE

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