

A LUXURY PROJECT ON A HUMAN SCALE - SAINT JOB!

895 000 €

Ref 7275444

Uccle - Apartment 1647 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



About this property

In the Saint-Job/Lycée Français neighborhood, close to the Kinsendael nature reserve and Papenkasteel Castle park, Vaneau-Lecobél offers this spacious duplex with garden in a human-scale building. This duplex of $\pm 153 \text{ m}^2$ comprises on the ground floor an entrance hall with checkroom and guest WC, a superb living space of $\pm 34 \text{ m}^2$, a separate super-equipped kitchen, both spaces opening onto a south-facing terrace of $\pm 32 \text{ m}^2$ and garden of $\pm 91 \text{ m}^2$. Upstairs, a night hall leads to the laundry/technical room, an 8 m^2 bathroom (shower, double sink, toilet), two bedrooms (12 m^2 and 15 m^2) with built-in dressing rooms, and the 19 m^2 master suite overlooking the garden, with dressing room and 10 m^2 en suite bathroom (bath, single sink, toilet). Also: individual gas-fired central heating system using a wall-mounted closed-condensing boiler, underfloor heating, double-flow ventilation with heat recovery, triple glazing, videophony with automatic door opening, solid oak parquet flooring and ceramic tiles in kitchen and bathroom. Excellent thermal and acoustic insulation. Excellent EPB. Delivered, available for deed. Sale subject to 21% VAT. Additional parking available for €37,500. Contact us for more information on the project at 02/669.21.70 or promotion@lecobel.be.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
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✉ promotion@lecobel.be

Reference : 7275444

Price : 895 000 €

Surface : 1647 sq ft

Bedroom(s) : 3

Floor : 0

Bathroom(s) : 2

Garden : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 30/06/2025

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