

### **About this property**

Between the Prince d'Orange and Fort Jaco districts, a splendid architect-designed villa of approximately 453 m<sup>2</sup> (gross floor area) with beautiful south-facing gardens on a 15-acre plot, located in a quiet and green gated community. It comprises the following: on the ground floor: entrance hall, reception rooms of approximately 27 m<sup>2</sup>, living room of approximately 40 m<sup>2</sup> opening onto a magnificent south-facing garden and terrace, dining room of approximately 19 m<sup>2</sup>, kitchen of approximately 28 m<sup>2</sup> with breakfast area, office of approximately 26 m², TV lounge of approximately 9 m², bedroom of approximately 18 m<sup>2</sup> with en-suite shower room, second shower room with WC, and laundry room. On the first floor: Landing, master bedroom of approximately 23 m² with a 15 m² en-suite bathroom and a southwest-facing terrace of approximately 15 m², three further bedrooms of approximately 18 m², 15 m², and 14 m², an east-facing terrace of approximately 12 m², and two additional bathrooms. In the basement: Two-car garage and parking spaces, three cellars, and a boiler room. Also included: double glazing, a working fireplace, an alarm system, a reinforced door, a recently installed gas boiler, and a water softener. Energy Performance Certificate (PEB): E. A charming villa that will delight those who appreciate peace and quiet, greenery, and spacious living. Don't miss this opportunity!

VANEAU LECOBEL
BRUSSELS SOUTH
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**Reference:** 7313700

Price: 2 450 000 €

Surface: 4876 sq ft

**Bedroom(s):** 5

Bathroom(s): 5

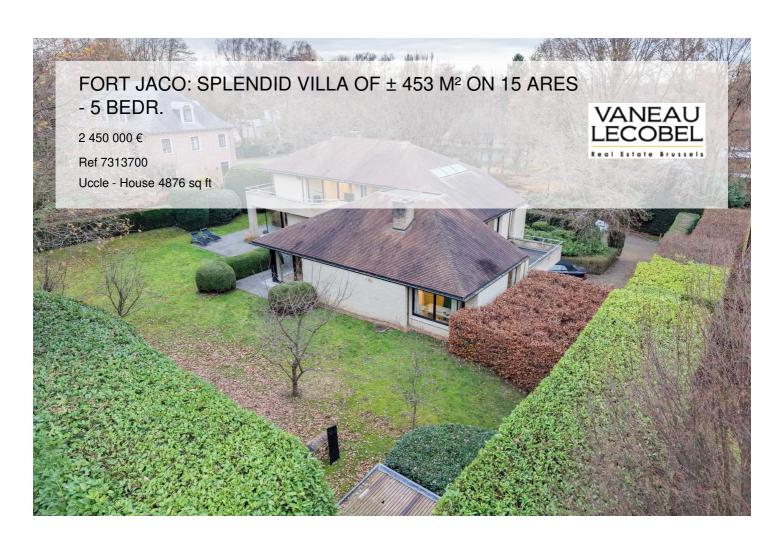
Shower room(s): 15

Garden: Yes

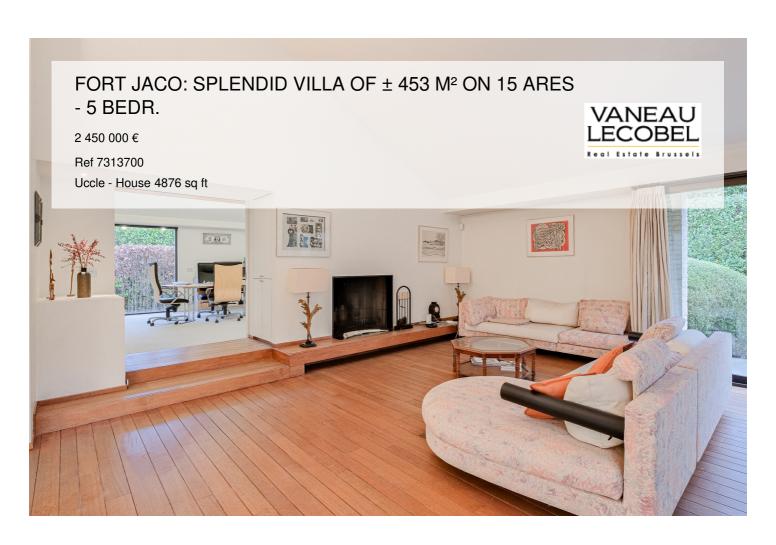
Cellar: Yes

Parking(s): 1

Terrace: Yes









#### **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