

## BRUGMANN GARDENS: BEAUTIFUL 3 BEDROOM APARTMENT WITH TERRACE

450 000 €

Ref 7524645

Uccle - Apartment 1109 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



### About this property

In the Parc Brugmann area of Uccle, a magnificent apartment of approximately 103 m<sup>2</sup> (gross floor area) is located on the 3rd floor of a prestigious building. The apartment comprises: an entrance hall of approximately 6 m<sup>2</sup>, a living room of approximately 22 m<sup>2</sup> with a south-facing terrace of approximately 5 m<sup>2</sup>, a kitchen of approximately 8 m<sup>2</sup>, a separate WC, a storage room, a night hall of approximately 8 m<sup>2</sup>, a bedroom of approximately 12.5 m<sup>2</sup> with an en-suite bathroom of approximately 5 m<sup>2</sup> and a balcony, a second bedroom of approximately 11.5 m<sup>2</sup>, a shower room of approximately 4 m<sup>2</sup>, a boiler room, and a separate WC. Additional features include: double glazing, an individual gas boiler, a parking space, a cellar, and access to a beautiful communal garden and swimming pool in the building. Energy Performance Certificate (EPC) rating C. Don't miss this opportunity!

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**Reference :** 7524645

**Price :** 450 000 €

**Surface :** 1109 sq ft

**Bedroom(s) :** 2

**Floor :** 3

**Bathroom(s) :** 2

**Cellar :** Yes

**Elevator :** Yes

**Swimming pool :** Yes

**Parking(s) :** 1

**Terrace :** Yes



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Photographie retouchée



## **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**