

# MOLIÈRE/C. MEUNIER: GF 100M<sup>2</sup>, 2 BD, TERR 13M<sup>2</sup> + GARD 165M<sup>2</sup>

415 000 €

Ref 7577175

Forest - Apartment 1076 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

On the prestigious Avenue Molière, near Place Constantin Meunier, a magnificent apartment of approximately 100 m<sup>2</sup> (gross floor area) with a rear terrace and south-facing garden. The apartment comprises: an entrance hall, a living room of approximately 33.5 m<sup>2</sup>, a kitchen of approximately 9 m<sup>2</sup> with a front balcony, a laundry room, a hallway leading to a separate WC, two bedrooms of approximately 15.5 m<sup>2</sup> and 9 m<sup>2</sup>, each with its own en-suite bathroom, an additional WC, a rear terrace of approximately 12 m<sup>2</sup>, and a private garden of approximately 165 m<sup>2</sup>. Also included: double glazing, a security door, a video intercom, parquet flooring, a water softener, the option to purchase a parking space, a cellar, low condominium fees, and a PEB rating of G. Don't miss this opportunity!

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**Reference :** 7577175

**Price :** 415 000 €

**Surface :** 1076 sq ft

**Bedroom(s) :** 2

**Floor :** 1

**Bathroom(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

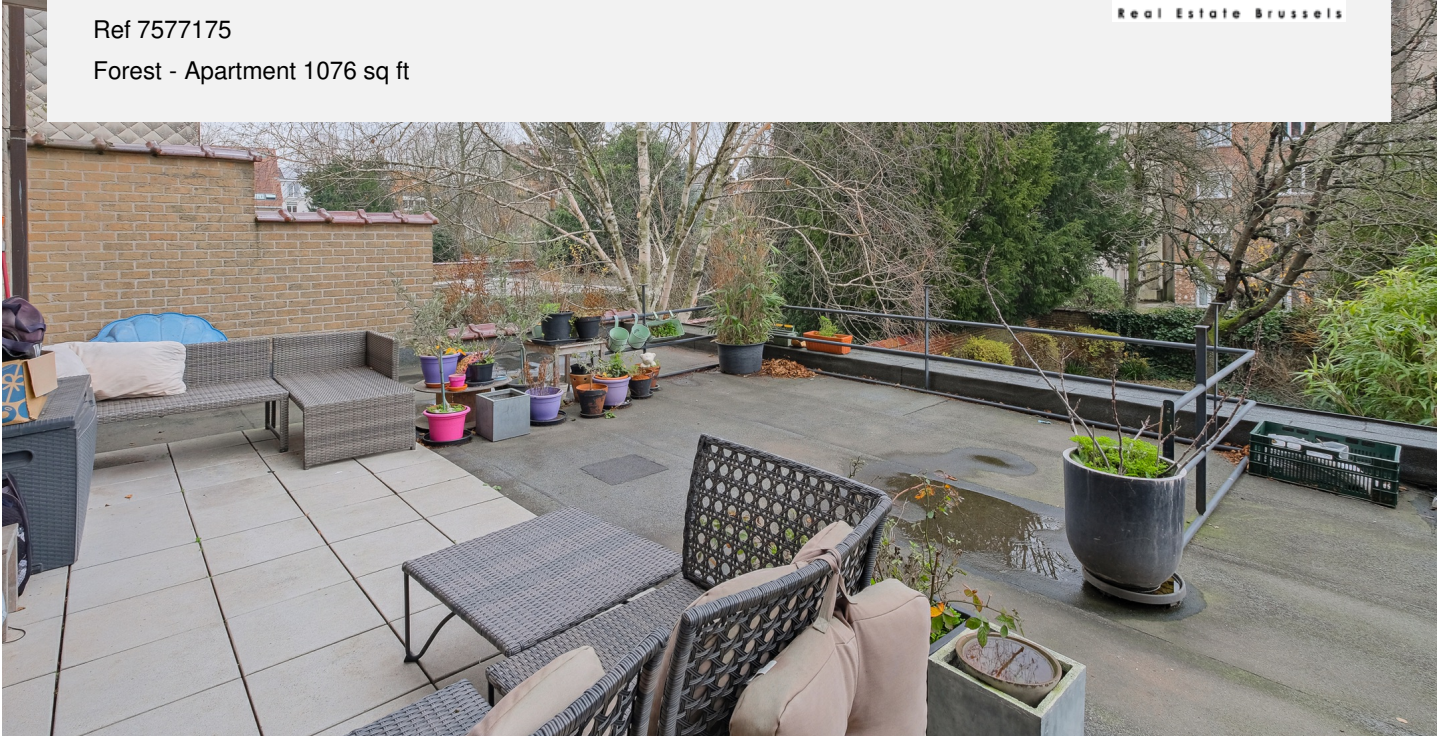
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## **VANEAU**

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**