

# BLÉS D'OR - DUPLEX ±269M<sup>2</sup>, 3 BEDROOMS, 3 TERRACES, GARDEN

1 780 000 €

Ref 7587118

Uccle - Apartment 2895 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Located in the heart of the leafy and residential Dieweg district in Uccle, Vaneau Lecobel is pleased to present the Blés d'Or project. This new residential development offers an exclusive address combining historic charm with modern comfort, just steps away from Wolvendael Park and the classified natural site of the Kauwberg. Set back from the street, this high-end project consists of two elegant duplex apartments created within a 1929 villa, formerly used as a school, as well as two stunning semi-detached houses. The ensemble provides a rare living environment, blending authenticity, tranquility, and energy efficiency. Ranging from ±245 to ±270 m<sup>2</sup> and offering 3 to 4 bedrooms, each unit benefits from excellent energy performance (EPC A/B+), thermal and acoustic insulation, double glazing, and modern equipment such as underfloor heating with individual heat pumps, double-flow ventilation, and rainwater tanks. The living environment is defined by the calm of a sought-after residential neighborhood, while remaining connected to urban conveniences: renowned schools, local shops, quality healthcare facilities, and numerous sports and leisure infrastructures. Mobility is also facilitated by easy access to public transport (tram, bus, train) and main roads leading to the center of Brussels. Cellars and parking spaces available at €30,000. Tax regime: 21% VAT on the construction portion and 12.5% registration duties on the land portion. Delivery scheduled for Q2 2026. For more information about the project, please do not hesitate to contact us today at +32 (0)2 669 21 70 or by email at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be)

## VANEAU LECOBEL NEW PROJECTS

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**Reference :** 7587118

**Price :** 1 780 000 €

**Surface :** 2895 sq ft

**Bedroom(s) :** 3

**Floor :** 0

**Bathroom(s) :** 3

**Garden :** Yes

**Cellar :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 01/03/2026 -  
12:00

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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**