

BRIGHT CONTEMPORARY VILLA ± 240 SQM WITH GARDEN AND GARAGE

1 295 000 €

Ref 7591348

Watermael-Boitsfort - House 2583 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

UNDER OFFER ! Ideally located in the Pêcheries district, close to the Ixelles Cemetery and Place Keym, this magnificent villa of approx. 240 m² features a garden of about 150 m². It is composed as follows: Bel étage: entrance hall with guest toilet, spacious and bright living/dining room with direct access to the garden, fully equipped open-plan kitchen. 1st floor: night hall with storage space leading to two beautiful bedrooms of approx. 23 m² and 21 m², each with its own bathroom, built-in dressing room, and terrace. 2nd floor: night hall giving access to a master suite with dressing room, bathroom, and a terrace of approx. 20 m², as well as a small bedroom of approx. 10 m² with shower room and built-in wardrobe. Ground floor: garage, laundry room, and storage cellar. Energy performance: EPC D+. Additional features: compliant electrical installation, garage box and outdoor parking space, double-glazed windows, gas condensing boiler, alarm system, fully renovated in 2016. A must-see property!

VANEAU LECOBEL

BRUSSELS EAST

200 , Belliardstreet - 1000

Brussels

ph +32 2 669 70 90

✉ est@vaneau-lecobel.be

Reference : 7591348

Price : 1 295 000 €

Surface : 2583 sq ft

Bedroom(s) : 4

Bathroom(s) : 4

Garden : Yes

Cellar : Yes

Parking(s) : 1

Terrace : Yes

Availability : 31/03/2026 -
12:00

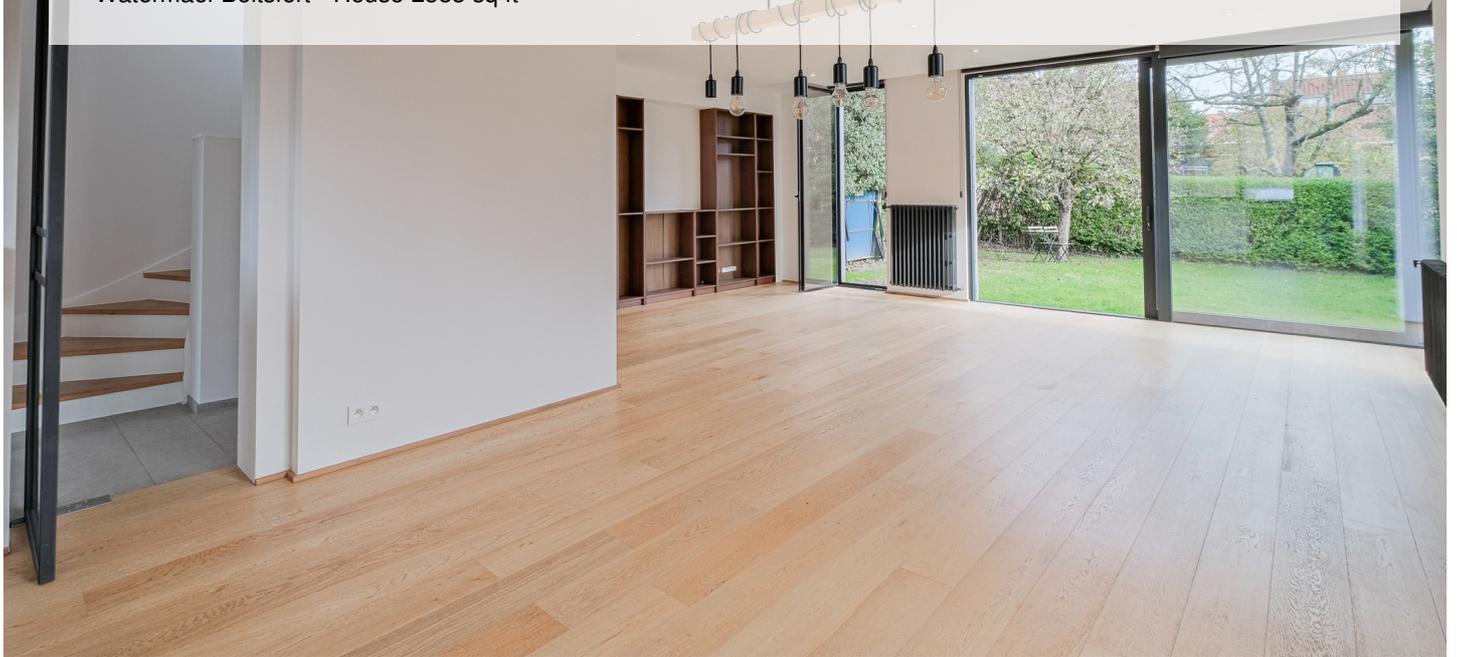
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VANEAU

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