

# 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 PÃ©cheries district, close to the Ixelles Cemetery and Place Keym, this magnificent villa of approx. 240 m<sup>2</sup> features a garden of about 150 m<sup>2</sup>. It is composed as follows: Bel Ã©tage: 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 m<sup>2</sup> and 21 m<sup>2</sup>, 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 m<sup>2</sup>, as well as a small bedroom of approx. 10 m<sup>2</sup> 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

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Brussels

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**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

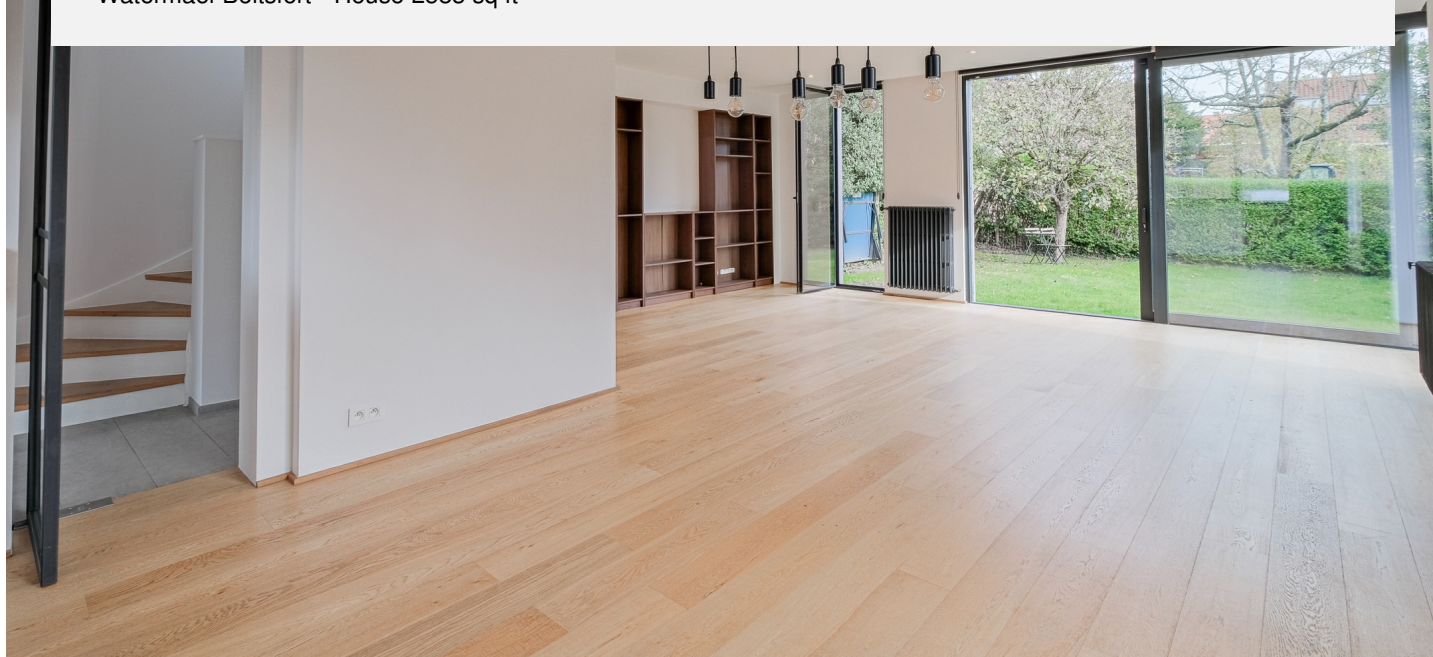
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## **VANEAU**

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**