

# SAINT JOB/LYCÉE FRANÇAIS DUPLEX 145M<sup>2</sup> 3 BEDROOMS + 2TERRACES

735 000 €

Ref 7594383

Uccle - Apartment 1561 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

In the Saint-Job/Lycée Français neighborhood, close to the Kinsendael nature reserve and Papenkasteel Castle park, Vaneau-Lecobel offers this spacious duplex with 2 terraces in a human-sized building. This duplex of  $\pm 145$  m<sup>2</sup>, located on the second and third floors, comprises on the second floor a night hall leading to a shower room (shower, double washbasin, WC), two bedrooms ( $\pm 11$  m<sup>2</sup> and  $\pm 16$  m<sup>2</sup>) with integrated dressing room and study, and the master suite of  $\pm 22$  m<sup>2</sup> overlooking the garden, with dressing room and adjoining shower room of  $\pm 7$  m<sup>2</sup> (shower, double washbasin, WC). On the third floor, the entrance hall leads to a separate toilet and cloakroom, a superb 42 m<sup>2</sup> living space, a super-equipped kitchen, and access to two terraces ( $\pm 10$  m<sup>2</sup> facing south-east and  $\pm 3$  m<sup>2</sup> facing north-west). Also: individual gas-fired central heating system using a wall-mounted closed-condensing boiler, underfloor heating, double-flow ventilation with heat recovery, triple glazing, videophony with automatic door opening, solid oak parquet flooring and ceramic tiles in kitchen and bathroom. Excellent thermal and acoustic insulation. Excellent EPB. Delivered, available for deed. Sale subject to 21% VAT. Additional parking available for €37,500. Contact us for more information on the project at 02/669.21.70 or [promotion@lecobel.be](mailto:promotion@lecobel.be).

## VANEAU LECOBEL NEW PROJECTS

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**Reference :** 7594383

**Price :** 735 000 €

**Surface :** 1561 sq ft

**Bedroom(s) :** 3

**Floor :** 2

**Bathroom(s) :** 2

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 30/06/2025 -  
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**