

LES PRÉS DU KAUWBERG - STUNNING HOUSE ±198M², 3 BEDROOMS

995 000 €

Ref 7649203

Uccle - House 2131 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel is proud to present this splendid 3-bedroom house with a gross floor area of ±198 m² and two terraces, part of the new Les Prés du Kauwberg development. Set in green surroundings, close to all amenities, the house is laid out as follows: on the ground floor, an entrance hall with cloakroom and guest toilet leads to the spacious and bright living/dining room of ±40 m² with a fully equipped open kitchen, a first south-facing terrace of ±19 m² followed by a beautiful garden of ±179 m², storage space under the stairs, the first bedroom with its en-suite shower room and an office of ±11.5 m². The first floor leads to a second living room of ±30 m² with direct access to the second south-facing terrace of ±19 m². The living room leads to a utility room, a laundry room, a second bedroom of ±13 m² to the west, a shower room (±4 m²) and a dressing area (±2.5 m²), and the third bedroom (±14.5 m²), a separate toilet and a bathroom (bathtub, single sink) to the east. The project stands out for its sustainable and aesthetic design, prioritizing light, comfort, and energy efficiency. Each home benefits from optimal insulation (estimated PEB A+), triple glazing, aluminum frames with thermal breaks, and heat pump heating with underfloor heating. Green roofs, rainwater tanks, and photovoltaic panels demonstrate a strong commitment to the environment. Cellar and parking space are available at an additional cost. Subject to 21% VAT (6% under certain conditions). Delivery scheduled for Q3 2027. For more information about the project, please contact us now on 02/669.21.70 or by email at promotion@vaneau-lecobel.be.

VANEAU LECOBEL NEW PROJECTS

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Reference : 7649203

Price : 995 000 €

Surface : 2131 sq ft

Bedroom(s) : 3

Floor : 0

Bathroom(s) : 3

Shower room(s) : 3

Garden : Yes

Cellar : Yes

Parking(s) : 1

Terrace : Yes

Availabili 01/09/2027 -

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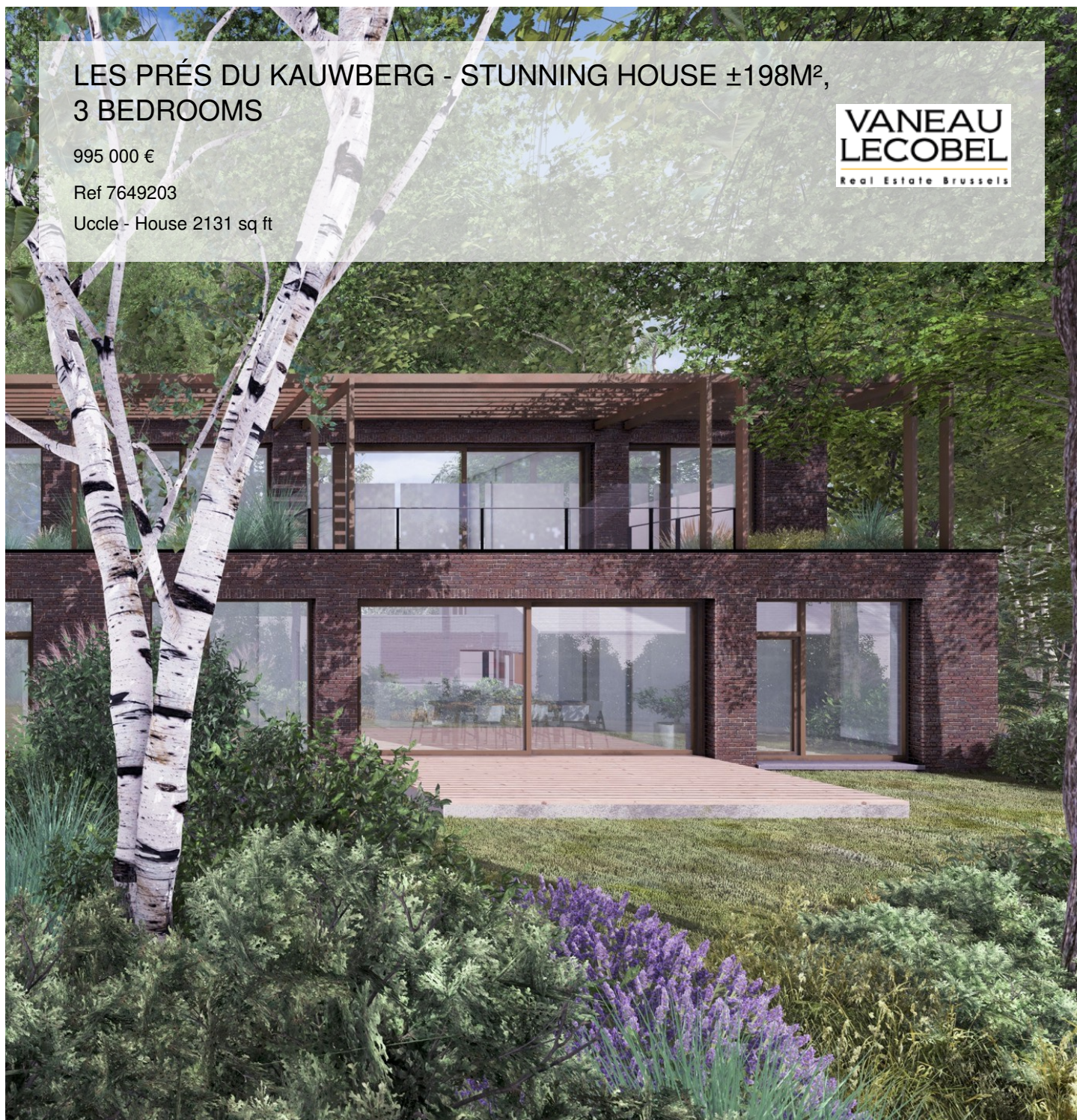
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VANEAU

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

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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