

LES PRÉS DU KAUBERG - STUNNING HOUSE ±284M², 3 BEDROOMS

1 360 000 €

Ref 7649198

Uccle - House 3057 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 $\hat{A}\pm 284 \text{ m}^2$ and two terraces, part of the new Les PrÃ©s 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 of $\hat{A}\pm 9 \text{ m}^2$ followed by a second hall with cloakroom, leading to the spacious and bright living/dining room of $\hat{A}\pm 73 \text{ m}^2$ with fully equipped open kitchen, a first south-facing terrace of $\hat{A}\pm 19.5 \text{ m}^2$ followed by a beautiful garden of $\hat{A}\pm 245 \text{ m}^2$, storage space under the stairs, a night hall leading to the utility/laundry room, a separate toilet and the first bedroom of $\hat{A}\pm 23.5 \text{ m}^2$ with a dressing room and en-suite bathroom (bathtub, double sink, shower) of $\hat{A}\pm 6.5 \text{ m}^2$. The first floor leads to a second living room of $\hat{A}\pm 31 \text{ m}^2$ with direct access to the second south-facing terrace of $\hat{A}\pm 16.5 \text{ m}^2$. A hallway leads to two bedrooms ($\hat{A}\pm 12 \text{ m}^2$ and $\hat{A}\pm 11 \text{ m}^2$), a separate toilet and a shower room. 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

Georges Brugmann Square
10B 1050 Ixelles

ph +32 2 669 21 70

✉ promotion@lecobel.be

Reference : 7649198

Price : 1 360 000 €

Surface : 3057 sq ft

Bedroom(s) : 3

Floor : 0

Bathroom(s) : 2

Shower room(s) : 2

Garden : Yes

Cellar : Yes

Parking(s) : 1

Terrace : Yes

Availabili ty : 01/09/2027 -
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