

# DIEWEG/WOLVENDAEL - NEW CONSTRUCTION BLÉS D'OR LUXURY HOUSE

4 500 €

Ref 7545222

Uccle - House 2766 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is proud to present this magnificent 4-bedroom house with a gross surface area of  $\pm 257$  m<sup>2</sup> and a basement space of  $\pm 106$  m<sup>2</sup>, featuring terraces and a private garden, part of the new Blés d'Or project. Nestled in a green environment close to Wolvendael Park and the classified natural site of the Kauwberg, and within easy reach of all amenities, this spacious family home is spread over four levels and arranged as follows: Ground floor: entrance hall with cloakroom and guest WC, large living and dining area with open kitchen, giving access to a  $\pm 25$  m<sup>2</sup> terrace and a private garden of  $\pm 558$  m<sup>2</sup>. Basement: large multipurpose room of  $\pm 69$  m<sup>2</sup>, laundry room, boiler room, and cellars. First floor: two bedrooms, including a master suite with dressing room and shower room, a bathroom, separate WC, and an office. Each bedroom has access to a terrace. Second floor: two additional bedrooms with terrace access, a shower room, WC, and a circulation/office space. This unit offers excellent energy performance (EPC A), thermal and acoustic insulation, double glazing, and modern equipment such as underfloor heating with a heat pump, individual double-flow ventilation, and rainwater tanks. The living environment combines the calm of a sought-after residential area with proximity to urban conveniences: renowned schools, local shops, quality healthcare facilities, and numerous sports and leisure infrastructures. Parking available as an option (€30,000). Tax regime: 21% VAT on the construction portion and 12.5% registration duties on the land portion. Delivery scheduled for Q2 2026. For more information about the project, please do not hesitate to contact us today at +32 (0)2 669 21 70 or by email at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be)

VANEAU LECOBEL

RENTALS

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✉ [rent@vaneau-lecobel.be](mailto:rent@vaneau-lecobel.be)

**Reference :** 7545222

**Price :** 4 500 €

**Surface :** 2766 sq ft

**Bedroom(s) :** 4

**Floor :** 0

**Bathroom(s) :** 3

**Shower room(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Parking(s) :** 1

**Terrace :** Yes

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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**