

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 $\hat{\pm}257 \text{ m}^2$ and a basement space of $\hat{\pm}106 \text{ m}^2$, 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 $\hat{\pm}25 \text{ m}^2$ terrace and a private garden of $\hat{\pm}558 \text{ m}^2$. Basement: large multipurpose room of $\hat{\pm}69 \text{ m}^2$, 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 ($\hat{\pm}30,000$). 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

VANEAU LECOBEL

RENTALS

Georges Brugmann square

10B, 1050 Ixelles

ph +32 2 340 72 85

✉ 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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1972

VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne

VANEAU VIAGER

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viagère

VANEAU

C'EST AUSSI

VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

VANEAU PATRIMOINE

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SCPI, Assurances Vie

VANEAU DIGITAL NEUF

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immobilier neuf

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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