

# CHANT D'OISEAU: MAGNIFICENT RENOVATED DUPLEX THREE TERRACES

695 000 €

Ref 7663550

Auderghem - Apartment 2164 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located just steps from Woluwe Park in the highly sought-after Chant d'Oiseau district, on the first floor of a small, three-unit building, discover this magnificent, recently renovated duplex with a gross floor area of 201 m<sup>2</sup>! Currently divided into two apartments with separate entrances, the upper level comprises an entrance hall, a spacious living room, a dining room, a fully equipped 23 m<sup>2</sup> kitchen opening onto a lovely rear terrace overlooking the woods and garden, two bedrooms, a bathroom, a guest toilet, and a second toilet adjoining one of the bedrooms. The lower level features an entrance hall, a large bathroom (10 m<sup>2</sup>), a toilet, three bedrooms (22 m<sup>2</sup>, 16 m<sup>2</sup>, and 10.2 m<sup>2</sup>), and a rear terrace. A cellar completes this beautiful property. There is also the option to purchase a 161 m<sup>2</sup> garden-level apartment (with three bedrooms and a garden) for 620,000. Also: Energy Performance Certificate (EPC) rating C, bright and sunny, pleasant green neighborhood. Peaceful and quiet. Close to all amenities: transport, shops, schools, Woluwe Park, restaurants and cafes. Don't delay, contact Vaneau Lecobel to arrange a viewing!

VANEAU LECOBEL

BRUSSELS EAST

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**Reference :** 7663550

**Price :** 695 000 €

**Surface :** 2164 sq ft

**Bedroom(s) :** 5

**Floor :** 1

**Bathroom(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**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**