

A LUXURY PROJECT ON A HUMAN SCALE - SAINT JOB!

695 000 €

Ref 7672481

Uccle - Apartment 1561 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

In the Saint-Job/Lycée Français neighborhood, close to the Kinsendael nature reserve and Papenkasteel Castle park, Vaneau-Lecobel offers this spacious duplex with 2 terraces in a human-sized building. This duplex of $\hat{A}\pm 145 \text{ m}^2$, located on the second and third floors, comprises on the second floor a night hall leading to a shower room (shower, double washbasin, WC), two bedrooms ($\hat{A}\pm 11 \text{ m}^2$ and $\hat{A}\pm 16 \text{ m}^2$) with integrated dressing room and study, and the master suite of $\hat{A}\pm 22 \text{ m}^2$ overlooking the garden, with dressing room and adjoining shower room of $\hat{A}\pm 7 \text{ m}^2$ (shower, double washbasin, WC). On the third floor, the entrance hall leads to a separate toilet and cloakroom, a superb 42 m^2 living space, a super-equipped kitchen, and access to two terraces ($\hat{A}\pm 10 \text{ m}^2$ facing south-east and $\hat{A}\pm 3 \text{ m}^2$ facing north-west). Also: individual gas-fired central heating system using a wall-mounted closed-condensing boiler, underfloor heating, double-flow ventilation with heat recovery, triple glazing, videophony with automatic door opening, solid oak parquet flooring and ceramic tiles in kitchen and bathroom. Excellent thermal and acoustic insulation. Excellent EPB. Delivered, available for deed. Sale subject to 21% VAT. Additional parking available for $\hat{a}\sim 37,500$. Contact us for more information on the project at 02/669.21.70 or promotion@lecobel.be.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square

10B 1050 Ixelles

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✉ promotion@lecobel.be

Reference : 7672481

Price : 695 000 €

Surface : 1561 sq ft

Bedroom(s) : 3

Floor : 2

Bathroom(s) : 2

Garden : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 30/06/2025 -
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