

# NEW 690 M<sup>2</sup> GROSS AREA VILLA WITH POOL & PROFESSIONAL SPACE

Price upon request

Ref 7678334

Auderghem - House 7427 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located just a stone's throw from the Mellaerts Ponds, magnificent villa with a surface area of approx. 690 m<sup>2</sup> gross, with an independent apartment, on a plot of 17 ares. It is composed as follows: On the ground floor: entrance hall of approx. 16 m<sup>2</sup> with separate toilet and office of approx. 10 m<sup>2</sup>, two living rooms of approx. 35 and 25 m<sup>2</sup>, dining room of approx. 40 m<sup>2</sup> with access to the south-west-facing garden of approx. 12 ares, with a swimming pool and jacuzzi heated all year round, fully equipped eat-in kitchen of approx. 25 m<sup>2</sup>. On the 1st floor: night hall of approx. 15 m<sup>2</sup> serving 4 bedrooms each with terrace, 2 bathrooms, a separate toilet, as well as a totally private master suite with dressing room, bathroom and two terraces. On the 2nd floor: two bedrooms, one with terrace, and a bathroom with toilet. Thanks to an independent entrance on the ground floor, the second floor also includes a fully private apartment of approx. 45 m<sup>2</sup> gross, with a living room, one bedroom, a shower room, two terraces and a cellar. In the basement: access to the cellars, garages, meters and laundry room. EPC: C. Also: villa fully renovated in 2024, independent studio currently rented, compliant electrical installation, two garage boxes (3 cars), three outdoor parking spaces, triple-glazed windows, wood-burning stove, gas condensing boiler, possibility to rent the house for 15 years at €8,500/month, ten-year warranty until 2034. To be discovered exclusively at Vaneau Lecobel.

VANEAU LECOBEL  
BRUSSELS EAST  
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Brussels  
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✉ [est@vaneau-lecobel.be](mailto:est@vaneau-lecobel.be)

**Reference :** 7678334

**Price upon request**

**Surface :** 7427 sq ft

**Bedroom(s) :** 8

**Bathroom(s) :** 5

**Garden :** Yes

**Cellar :** Yes

**Swimming pool :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 02/02/2026 -  
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**