

# WOLVENDAEL / AZANDE: GF WITH NEW GARDEN, 3 BEDROOMS, PEB A-

2 500 €

Ref 7678655

Uccle - Apartment 1264 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

In the heart of Uccle, near Wolvendael Park and the Dieweg district, this superb ground-floor apartment with a garden is brand new and offers approximately 117.45 m<sup>2</sup> of living space in the new Azande residence. It comprises an entrance hall with a separate WC, a lovely living room with a dining area (approximately 38.80 m<sup>2</sup>), a fully equipped open-plan kitchen (including a wine fridge), three good-sized bedrooms (approximately 14.15 m<sup>2</sup>, 14.25 m<sup>2</sup>, and 10.15 m<sup>2</sup>), an en-suite shower room off the master bedroom, a separate bathroom, and a utility room. A beautiful terrace at the rear overlooks a large garden, and there is also a terrace at the front with its own garden. A cellar on the ground floor and an indoor parking space are included. The apartment features a dual-flow ventilation system, triple-glazed windows, geothermal heating, semi-solid oak parquet flooring, and high-quality materials. Monthly charges: €75 (provision for maintenance of common areas). Energy Performance Certificate (EPC) rating: A-. Exclusively available through Vaneau Lecobel!

VANEAU LECOBEL  
RENTALS

Georges Brugmann square  
10B, 1050 Ixelles  
ph +32 2 340 72 85

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

**Reference :** 7678655

**Price :** 2 500 €

**Surface :** 1264 sq ft

**Bedroom(s) :** 3

**Floor :** 1

**Bathroom(s) :** 2

**Shower room(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

---

**Loads :** 75 €

**WOLVENDAEL / AZANDE: GF WITH NEW GARDEN, 3  
BEDROOMS, PEB A-**

2 500 €

Ref 7678655

Uccle - Apartment 1264 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels





WOLVENDAEL / AZANDE: GF WITH NEW GARDEN, 3  
BEDROOMS, PEB A-

2 500 €

Ref 7678655

Uccle - Apartment 1264 sq ft

VANEAU  
LECOBEL  
Real Estate Brussels





## **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**