

# SPLENDID HOUSE: SOUTH GARDEN, DOUBLE GARAGE, FREELANCE PROF.

749 000 €

Ref 7680331

Evere - House 2906 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Located in a quiet and green residential area, superb exceptional house from 2002, renovated in 2022 and 2023, totaling  $\hat{A}\pm 300 \text{ m}^2$ . It boasts a 150 sq m southwest-facing garden with complete privacy and two terraces of approximately 20 sq m each. The house is distributed over four levels as follows: a large entrance hall, cloakroom and separate WC, a 31 sq m bedroom/office opening onto the garden, a southwest-facing terrace of approximately 20 sq m, and a laundry room. On the first floor, a spacious living and dining room of approximately 70 sq m features a wood-burning fireplace and opens onto a lovely terrace overlooking the garden. A brand-new, fully equipped kitchen also offers garden views. The second floor comprises three bedrooms of approximately 20 sq m, 16 sq m, and 11 sq m, a bathroom, a shower room, and a WC. On the 3rd floor (attic): the 5th bedroom, measuring 24  $\text{m}^2$ . Ideal for a professional practice! Also features: insulated roof, double glazing, energy performance certificate (EPC) rating D, alarm system, compliant electrical wiring, condensing gas boiler, electric shutters and blinds on the ground and first floors, wrought iron garden railings and furniture, quality materials, and impeccable condition! A 2-car garage with an automatic door plus 2 outdoor parking spaces. Option to purchase furnished! Close to the European schools of Evere and Woluwe, nurseries, shops, public transport, the airport, parks, NATO headquarters, and international companies. Quick access to the airport and major roads. Exclusively available through Vaneau-Lecobel!

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**Reference :** 7680331

**Price :** 749 000 €

**Surface :** 2906 sq ft

**Bedroom(s) :** 5

**Bathroom(s) :** 2

**Shower room(s) :** 2

**Garden :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availabili ty :** 01/07/2026 -  
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**