

# WANSART: STUNNING 4-BEDROOM VILLA WITH GARDEN!

1 250 000 €

Ref 7696796

Uccle - House 3229 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

In the centre of Uccle, set within a lovely wooded plot, a superb villa of approximately 300 m<sup>2</sup> (gross) with a garden of approximately 460 m<sup>2</sup> surrounding the house. It comprises as follows: on the ground floor: entrance hall, guest toilet, living room of approx. 33.5 m<sup>2</sup>, dining room of approx. 24.5 m<sup>2</sup>, kitchen of approx. 16 m<sup>2</sup>, bedroom of approx. 15.5 m<sup>2</sup>, full bathroom of approx. 7 m<sup>2</sup>, access to the garden. First floor: landing of approx. 8.5 m<sup>2</sup>, 3 bedrooms of approx. 16.5, 16 and 12 m<sup>2</sup>, study/bedroom of approx. 23 m<sup>2</sup>, shower room of approx. 3 m<sup>2</sup>, toilet. In the basement: garage of approx. 44 m<sup>2</sup>, boiler room of approx. 9 m<sup>2</sup>, utility room with sauna of approx. 14 m<sup>2</sup>, cellar of approx. 19.5 m<sup>2</sup>. Also: double glazing, solid wood flooring, alarm system, valid electrical certificate. Energy performance rating: D. Donât delay â come and view it today!

VANEAU LECOBEL  
BRUSSELS SOUTH  
G. Brugmann Square 10B  
1050 Ixelles  
ph +32 2 346 33 55  
✉ [lecobel@vaneau-  
lecobel.be](mailto:lecobel@vaneau-lecobel.be)

**Reference :** 7696796

**Price :** 1 250 000 €

**Surface :** 3229 sq ft

**Bedroom(s) :** 4

**Bathroom(s) :** 2

**Shower room(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Terrace :** Yes

# WANSART: STUNNING 4-BEDROOM VILLA WITH GARDEN!

1 250 000 €

Ref 7696796

Uccle - House 3229 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



# WANSART: STUNNING 4-BEDROOM VILLA WITH GARDEN!

1 250 000 €

Ref 7696796

Uccle - House 3229 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**