

# MESSIDOR: SUPERB 2 BEDROOM APARTMENT + TERRACE

1 400 €

Ref 7712549

Uccle - Apartment 1033 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located in the Messidor district and opposite Brugmann Park, this superb apartment offers approximately 96 m<sup>2</sup> of living space in a residential building. It comprises an entrance hall, a large and bright living room (approximately 30 m<sup>2</sup>), a fully equipped open-plan kitchen (approximately 8 m<sup>2</sup>), two bedrooms (approximately 15 m<sup>2</sup> and 9 m<sup>2</sup>), and a bathroom. A southwest-facing terrace (approximately 8 m<sup>2</sup>) is also included. A cellar and a parking space are provided. The apartment features double-glazed windows. The building benefits from a communal boiler and a garden view. Monthly charges: ~200 (provision for heating, water, and maintenance of common areas). Energy Performance Certificate (EPC) rating: C. Exclusively listed with Lecobel-Vaneau.

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 :** 7712549

**Price :** 1 400 €

**Surface :** 1033 sq ft

**Bedroom(s) :** 2

**Floor :** 1

**Bathroom(s) :** 1

**Shower room(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

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**Loads :** 200 €

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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**