

# GR FLR DUPLEX 170M<sup>2</sup> 4 BED TERR 20M<sup>2</sup> GARD 80M<sup>2</sup>

799 000 €

Ref 7731968

Schaerbeek - Apartment 1830 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau-Lecobel is pleased to present this magnificent 4-bedroom duplex apartment, located within the Fantine development on Rue Victor Hugo, in the heart of the Eugène Plasky district, just moments away from the European institutions, shops, and public transport. Offering approximately  $\hat{\pm}$  170 m<sup>2</sup> of living space, the property comprises a spacious and bright living area with an open-plan kitchen, providing direct access to beautiful terraces totalling approximately  $\hat{\pm}$  20 m<sup>2</sup>, as well as a pleasant private garden of approximately  $\hat{\pm}$  80 m<sup>2</sup>. The sleeping area features four generously sized bedrooms and several bathrooms, ensuring optimal comfort for family living. Particular attention has been paid to the choice of materials and energy efficiency, including double or triple-glazed aluminium windows, underfloor heating supplied by a heat pump, and high-quality thermal and acoustic insulation. Parking spaces are available as an option (+  $\hat{\pm}$ 37,000). Delivery is scheduled for September

## VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square  
10B 1050 Ixelles

ph +32 2 669 21 70

✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 7731968

**Price :** 799 000 €

**Surface :** 1830 sq ft

**Bedroom(s) :** 4

**Floor :** 0

2028. The sale is subject to VAT, with the possibility of applying the reduced 6% VAT rate. For further information, please contact us on +32 (0)2 669 21 70 or by email at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

**Bathroom(s) :** 2

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**Garden :** Yes

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**Elevator :** Yes

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**Parking(s) :** 1

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**Availability :** 01/09/2028 -  
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**