

GR FLR DUPLEX 170M² 4 BED TERR 20M² GARD 80M²

799 000 €

Ref 7731880

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 m² 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 m², as well as a pleasant private garden of approximately $\hat{\pm}$ 80 m². 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 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

VANEAU LECOBEL NEW
PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
ph +32 2 669 21 70

✉ promotion@lecobel.be

Reference : 7731880

Price : 799 000 €

Surface : 1830 sq ft

Bedroom(s) : 4

Floor : 0

Bathroom(s) : 2

promotion@vaneau-lecobel.be.

Garden : Yes

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

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