

# SOUVERAIN: BEAUTIFUL 2-BED APARTMENT WITH GARDEN + GARAGE

1 600 €

Ref 7745671

Auderghem - Apartment 1184 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Just a stone's throw from Woluwe Park and the Mellaerts Ponds, and in the immediate vicinity of shops, public transport and all amenities, this beautiful ground-floor apartment offers a total surface area of  $\hat{A}\pm 110 \text{ m}^2$ . It comprises a spacious living room of  $\hat{A}\pm 53 \text{ m}^2$  with a fully equipped open-plan kitchen, a night hall leading to 2 bedrooms ( $\hat{A}\pm 15 \text{ m}^2$  and  $\hat{A}\pm 11 \text{ m}^2$ ), a shower room, a laundry room and a storage area. A private south-west facing garden of  $\hat{A}\pm 110 \text{ m}^2$ , as well as access to a communal landscaped garden. Cellar included and large closed garage box for two vehicles available at an additional mandatory cost ( $\hat{a}\sim 100/\text{month}$ ). Double glazing and individual gas boiler. Charges:  $\hat{a}\sim 250/\text{month}$  (provision for common areas, lift maintenance and garden upkeep). EPC: E+. Available immediately. A must-see property!

VANEAU LECOBEL  
BRUSSELS EAST  
200, Belliardstreet - 1000  
Brussels  
ph +32 2 669 70 90  
[✉ est@vaneau-lecobel.be](mailto:est@vaneau-lecobel.be)

**Reference :** 7745671

**Price :** 1 600 €

**Surface :** 1184 sq ft

**Bedroom(s) :** 2

**Floor :** 0

**Bathroom(s) :** 1

**Shower room(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Loads :** 250 €

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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**