

# MOLIÈRE/GUY D'ARREZO – BEAUTIFUL 2-BDR APARTMENT + BALCONIES

545 000 €

Ref 7743253

Uccle - Apartment 1313 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located on the prestigious Avenue Molière, this beautiful Art Deco-style apartment offers  $\hat{A}\pm 122 \text{ m}^2$  gross floor area (according to the EPC). It is composed as follows: a spacious entrance hall of  $\hat{A}\pm 7 \text{ m}^2$  leading to the living/dining room of  $\hat{A}\pm 28 \text{ m}^2$ , an open-plan kitchen of  $\hat{A}\pm 15 \text{ m}^2$  with a balcony of  $\hat{A}\pm 2 \text{ m}^2$ , and a night hall of  $\hat{A}\pm 13 \text{ m}^2$  providing access to a master suite of  $\hat{A}\pm 28 \text{ m}^2$  with dressing room and balcony, a second bedroom of  $\hat{A}\pm 14 \text{ m}^2$ , a bathroom of  $\hat{A}\pm 6 \text{ m}^2$  with laundry area, as well as a separate toilet. Additional features: EPC F, possibility to rent two parking spaces in the building, two cellars, gas boiler, wooden and PVC double-glazed windows. A must-see without delay!

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 :** 7743253

**Price :** 545 000 €

**Surface :** 1313 sq ft

**Bedroom(s) :** 2

**Floor :** 4

**Bathroom(s) :** 1

**Cellar :** Yes

**Elevator :** Yes

**Availability :** 31/07/2026 -  
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**