

NEW 690 M² GROSS AREA VILLA WITH POOL & PROFESSIONAL SPACE

Price upon request

Ref 7773866

Auderghem - House 7427 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Ideally located just a stone's throw from the Mellaerts Ponds, magnificent villa with a surface area of approx. 690 m² gross, with an independent apartment, on a plot of 17 ares. It is composed as follows: On the ground floor: entrance hall of approx. 16 m² with separate toilet and office of approx. 10 m², two living rooms of approx. 35 and 25 m², dining room of approx. 40 m² with access to the south-west-facing garden of approx. 12 ares, with a swimming pool and jacuzzi heated all year round, fully equipped eat-in kitchen of approx. 25 m². On the 1st floor: night hall of approx. 15 m² serving 4 bedrooms each with terrace, 2 bathrooms, a separate toilet, as well as a totally private master suite with dressing room, bathroom and two terraces. On the 2nd floor: two bedrooms, one with terrace, and a bathroom with toilet. Thanks to an independent entrance on the ground floor, the second floor also includes a fully private apartment of approx. 45 m² gross, with a living room, one bedroom, a shower room, two terraces and a cellar. In the basement: access to the cellars, garages, meters and laundry room. EPC: C. Also: villa fully renovated in 2024, independent studio currently rented, compliant electrical installation, two garage boxes (3 cars), three outdoor parking spaces, triple-glazed windows, wood-burning stove, gas condensing boiler, possibility to rent the house for 15 years at €8,500/month, ten-year warranty until 2034. To be discovered exclusively at Vaneau Lecobel.

VANEAU LECOBEL
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Surface : 7427 sq ft

Bedroom(s) : 8

Bathroom(s) : 5

Garden : Yes

Cellar : Yes

Swimming pool : Yes

Parking(s) : 1

Terrace : Yes

Availability : 02/02/2026 -
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