

# STUNNING FLAT WITH A TERRACE AND GARDEN

810 000 €

Ref 7774748

Uccle - Apartment 1292 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is pleased to present this magnificent new 3-bedroom flat, situated within the Faubourg 444 development, ideally located in Uccle, on the corner of Rue Vanderkindere and Rue de la Primevère, close to shops, public transport and all amenities. This dual-aspect flat has a floor area of approximately 120 m<sup>2</sup> and features a pleasant terrace at the front. It comprises a spacious entrance hall with a cloakroom area and a guest WC, a bright living room with dining area and a fully fitted open-plan kitchen opening onto the terrace. The sleeping area comprises three bedrooms, two of which are at the rear with views over the gardens, a shower room with double washbasins, a bathroom with double washbasins, a second separate toilet, and a utility room with a laundry area. The materials and finishes have been carefully selected to provide an elegant, comfortable and sustainable living environment. A cellar and a space for a cargo bike are available as optional extras and are compulsory. Possibility of applying the reduced rate of 6% under certain conditions. For further information, please contact us on 02/669.21.70 or at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBEL NEW PROJECTS

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

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

**Reference :** 7774748

**Price :** 810 000 €

**Surface :** 1292 sq ft

**Bedroom(s) :** 3

**Floor :** 1

**Bathroom(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

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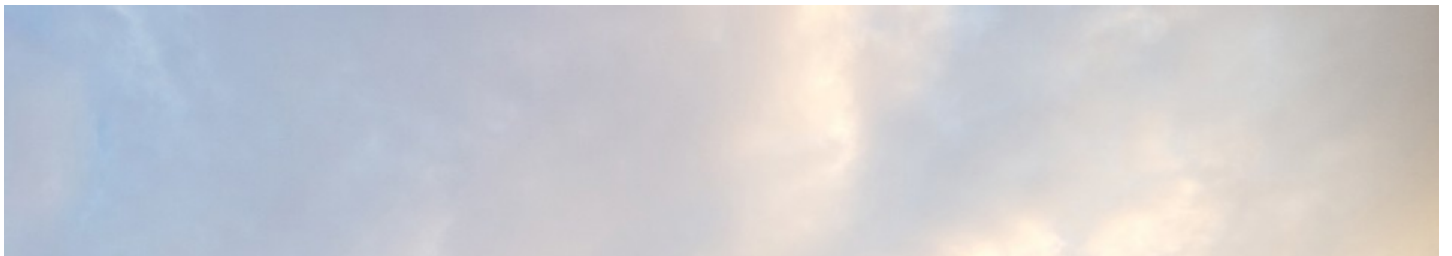
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## **VANEAU**

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**