

# LES PRÉS DU KAUBERG - STUNNING HOUSE ±284M<sup>2</sup>, 4 BEDROOMS

1 395 000 €

Ref 7779981

Uccle - House 3057 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is delighted to present this splendid 4-bedroom house with a gross floor area of  $\hat{A}\pm 284 \text{ m}^2$ , featuring two terraces and a garden, as part of the new Les PrÃ©s du Kauwberg development. Set in lush green surroundings adjacent to the Kauwberg, close to all amenities, the house is laid out as follows: on the ground floor, an initial entrance hall of approximately  $9 \text{ m}^2$  followed by a second hall with a cloakroom, leading to the spacious and light-filled living/dining room of approximately  $81 \text{ m}^2$  with a fully fitted open-plan kitchen; a first south-facing terrace of approximately  $19.5 \text{ m}^2$  followed by a magnificent garden of approximately  $245 \text{ m}^2$ ; and a storage area under the stairs; a hallway leading to the utility room/laundry area, a separate toilet and the first bedroom of approximately  $20 \text{ m}^2$  with a walk-in wardrobe and en-suite bathroom (bath, double washbasin, shower) of approximately  $6 \text{ m}^2$ . The first floor features a bedroom of  $19 \text{ m}^2$  with direct access to the second south-facing terrace of approximately  $16.5 \text{ m}^2$ . A hallway leads to the two other bedrooms ( $\hat{A}\pm 10 \text{ m}^2$  and  $\hat{A}\pm 11 \text{ m}^2$ ), as well as a separate toilet and a shower room. The project stands out for its sustainable and aesthetic design, prioritising light, comfort and energy efficiency. Each home benefits from optimal insulation (estimated

## VANEAU LECOBEL NEW PROJECTS

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

**Reference :** 7779981

**Price :** 1 395 000 €

**Surface :** 3057 sq ft

**Bedroom(s) :** 4

**Bathroom(s) :** 2

**Shower room(s) :** 2

**Garden :** Yes

**Cellar :** Yes

PEB A+ rating), triple-glazed windows, thermally broken aluminium frames and heat pump heating with underfloor heating. Green roofs, rainwater cisterns and photovoltaic panels demonstrate a strong commitment to environmental sustainability. Cellar and parking space at extra cost. Subject to 21% VAT (6% under certain conditions). Delivery is scheduled for the end of Q4 2027. For further information about the project, please do not hesitate to contact us now on 02/669.21.70 or by email at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

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**Parking(s) :** 1

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**Terrace :** Yes

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**Availability :** 01/09/2027 -  
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**