

# CHANT D'OISEAU: PASSIVE HOUSE S-W GARDEN PROFESSION PRACTICE

985 000 €

Ref 7783553

Auderghem - House 2508 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

A rare property a passive house, winner of the Brussels-Capital Region's exemplary building competition. This renovation project, which meets the Passive House standard (the same parameters as for new construction), prioritizes sustainable and efficient solutions. It features complete insulation of all facades and party walls, new triple-glazed windows, and meticulous attention to structural details and airtightness. A dual-flow ventilation system with heat recovery has also been installed. The new bioclimatic extension combines a green roof with photovoltaic panels, reducing energy consumption. The ground floor offers the possibility of a professional office: a 13 m<sup>2</sup> space, a waiting room, a guest toilet, and a bicycle storage area. On the garden level, the generously sized living areas total 40 m<sup>2</sup> include a fully equipped open-plan kitchen and custom-built closets. The beautiful southwest-facing wooden terrace and the L-shaped south-west garden with a vegetable patch are undeniable assets. On the 2nd floor: 2 beautiful bedrooms (17 and 12 m<sup>2</sup>), an office (5 m<sup>2</sup>), a bathroom, a toilet, and a laundry room. On the 3rd floor: 2 bedrooms of 12 m<sup>2</sup> each, a shower room, and a storage attic. An electrically operated skylight illuminates the stairwell. Also included: home automation, pre-wiring for Ethernet and RJ45 in all living areas, a connected video intercom, and sunshades. Located in a green and quiet neighborhood near the Promenade Verte, Woluwe Park, and all amenities: public transport, shops, and schools. Quick access to the E411 motorway. Don't delay, contact Vaneau-Lecobel to arrange a viewing!

VANEAU LECOBEL

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**Reference :** 7783553

**Price :** 985 000 €

**Surface :** 2508 sq ft

**Bedroom(s) :** 5

**Bathroom(s) :** 2

**Shower room(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Terrace :** Yes

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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