

# DIEWEG/WOLVENDAEL - NEW CONSTRUCTION BLÉS D'OR LUXURY HOUSE

1 588 650 €

Ref 7850797

Uccle - House 2766 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels

**OFFRE DE RENTRÉE**  
**-171 038 €**

**Jusqu'au 30/09**

## About this property

Vaneau Lecobel is delighted to present this magnificent 4-bedroom house in the Blés d'Or development, offering a gross floor area of  $\hat{A}\pm 257 \text{ m}^2$ , a basement of  $\hat{A}\pm 106 \text{ m}^2$ , several terraces and a private garden. Set in lush green surroundings, close to Wolvendael Park and the Kauwberg designated nature reserve, this spacious family home is spread over four levels. The ground floor comprises an entrance hall with a cloakroom and guest toilet, as well as a spacious living room with dining area and open-plan kitchen, opening onto a terrace of approximately  $25 \text{ m}^2$  and a private garden of approximately  $558 \text{ m}^2$ . The basement features a multi-purpose room of approximately  $69 \text{ m}^2$ , a utility room, a boiler room and cellars. The first floor comprises two bedrooms, including a master suite with a walk-in wardrobe and en-suite shower room, a bathroom, a separate toilet and a study. Each bedroom has a terrace. The second floor comprises two further bedrooms with access to a terrace, a shower room, a toilet and a study area. This house boasts excellent energy efficiency, with an A energy performance rating, thermal and acoustic insulation, double glazing, underfloor heating powered by a heat pump, individual dual-flow ventilation and rainwater cisterns. **BACK-TO-SCHOOL OFFER:** benefit from an exceptional saving of  $\hat{A}\sim 171\,038$  on any contract signed by 30 September 2026 at the latest. The asking price excluding fees is therefore reduced from  $\hat{A}\sim 1,730,000$  to  $\hat{A}\sim 1,588,647$ . Offer subject to conditions. Parking space at an additional cost:  $\hat{A}\sim 30,000$ . Delivery upon presentation Enquiries: 02/669 21 70 or [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be)

## VANEAU LECOBEL NEW PROJECTS

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

**Reference :** 7850797

**Price :** 1 588 650 €

**Surface :** 2766 sq ft

**Bedroom(s) :** 4

**Floor :** 0

**Bathroom(s) :** 3

**Shower room(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Parking(s) :** 1

**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