

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

945 000 €

Ref 7871763

Auderghem - House 2508 sq ft

**VANEAU
LECABEL**
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 m² space, a waiting room, a guest toilet, and a bicycle storage area. On the garden level, the generously sized living areas total 40 m² 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 m²), an office (5 m²), a bathroom, a toilet, and a laundry room. On the 3rd floor: 2 bedrooms of 12 m² 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

BRUSSELS EAST

200, Belliardstreet - 1000

Brussels

ph +32 2 669 70 90

✉ est@vaneau-lecobel.be

Reference : 7871763

Price : 945 000 €

Surface : 2508 sq ft

Bedroom(s) : 5

Bathroom(s) : 2

Shower room(s) : 1

Garden : Yes

Cellar : Yes

Terrace : Yes

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

945 000 €

Ref 7871763

Auderghem - House 2508 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



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

945 000 €

Ref 7871763

Auderghem - House 2508 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels





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