

PROJECT FANTINE: FLAT 88M² 2 BED TERR 3.7M²

465 000 €

Ref 7883981

Schaerbeek - Apartment 947 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau-Lecobel presents this beautiful two-bedroom apartment of $\hat{A}\pm 88 \text{ m}^2$, located on the 3rd floor of the Fantine development, rue Victor-Hugo, in the heart of the Eug ne Plasky neighbourhood, within immediate reach of the European institutions, shops and public transport. The property comprises an entrance hall with a separate WC and washbasin, a bright living and dining area of $\hat{A}\pm 35 \text{ m}^2$ with an open-plan kitchen opening onto a terrace of $\hat{A}\pm 3.7 \text{ m}^2$, two bedrooms including one of over 15 m^2 , a shower room with private WC, and a utility room. Particular care has been given to the choice of materials and energy performance: aluminium double or triple glazing, underfloor heating via heat pump, and high-quality thermal and acoustic insulation. Parking spaces are available as an option (+ $\hat{a}\sim 37,000$). Estimated delivery: September 2028, sale subject to VAT, with the possibility of applying the reduced rate of 6%. For further information, please contact us at 02/669.21.70 or at promotion@vaneau-lecobel.be.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
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✉ promotion@lecobel.be

Reference : 7883981

Price : 465 000 €

Surface : 947 sq ft

Bedroom(s) : 2

Floor : 3

Bathroom(s) : 1

Cellar : Yes

Elevator : Yes

Parking(s) :	1
Terrace :	Yes
Availability :	01/09/2028 - 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