# MÉLÈZE - HIGH STANDING LOFT + TERRACE

495 000 €

Ref 7925560

Ixelles - Apartment 721 sq ft



## About this property

Vaneau Lecobel presents this magnificent loft with a gross floor area of approximately 68 sqm, located on the 3rd floor of the Les MÃ©lÃ¨zes project, in the heart of the highly sought-after ChÃ¢telain district, just a stoneâs throw from Tenbosch Park. Combining charm, brightness and high-end finishes, this property offers beautiful volumes and a contemporary atmosphere in a peaceful and green environment. The loft opens onto a spacious living area of approximately 41 sqm incorporating a sleeping area and an elegant fully equipped open-plan kitchen. A shower room with toilet of approximately 8 sqm completes the property. The loft also benefits from a pleasant terrace of approximately 10 sqm overlooking the beautifully landscaped inner courtyard, offering a true haven of peace in the heart of the city. Designed with sustainability and quality in mind, the project incorporates high-performance technical features such as solar panels, a green roof and an individual heat pump, ensuring excellent living comfort and optimal energy efficiency. Sale subject to 12.5% registration duties on the land share and 6% VAT on the construction share. Expected delivery Q4 2028. Contact us now for more information regarding this loft within the Les MÃ©lÃ¨zes project on +32 2 669 21 70 or by email at promotion@lecobel.be

VANEAU LECOBEL NEW PROJECTS
Georges Brugmann Square
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**Reference :** 7925560

**Price :** 495 000 €

**Surface :** 721 sq ft

**Bedroom(s) :** 0

**Floor :** 3

**Bathroom(s) :** 1

**Cellar :** Yes

**Elevator :** 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**