LES PRÉS DU KAUWBERG - STUNNING HOUSE ±284M², 4 BEDROOMS

1 395 000 €

Ref 7926994

Uccle - House 3057 sq ft



About this property

Vaneau Lecobel is delighted to present this splendid 4-bedroom house with a gross floor area of Â±284 mÂ², featuring two terraces and a garden, as part of the new Les PrÃ©s du Kauwberg development. Set in lush green surroundings adjacent to the Kauwberg, close to all amenities, the house is laid out as follows: on the ground floor, an initial entrance hall of approximately 9 mÂ² followed by a second hall with a cloakroom, leading to the spacious and light-filled living/dining room of approximately 81 mÂ² with a fully fitted open-plan kitchen; a first south-facing terrace of approximately 19.5 mÂ² followed by a magnificent garden of approximately 245 mÂ²; and a storage area under the stairs; a hallway leading to the utility room/laundry area, a separate toilet and the first bedroom of approximately 20 mÂ² with a walk-in wardrobe and en-suite bathroom (bath, double washbasin, shower) of approximately 6 mÂ². The first floor features a bedroom of 19 mÂ² with direct access to the second south-facing terrace of approximately 16.5 mÂ². A hallway leads to the two other bedrooms (Â±10 mÂ² and Â±11 mÂ²), as well as a separate toilet and a shower room. The project stands out for its sustainable and aesthetic design, prioritising light, comfort and energy efficiency. Each home benefits from optimal insulation (estimated PEB A+ rating), triple-glazed windows, thermally broken aluminium frames and heat pump heating with underfloor heating. Green roofs, rainwater cisterns and photovoltaic panels demonstrate a strong commitment to environmental sustainability. Parking available. Subject to 21% VAT (6% under certain conditions).Delivery is scheduled for the end of Q4 2027. For further information about the project, please do

VANEAU LECOBEL NEW PROJECTS
Georges Brugmann Square
10B 1050 Ixelles
ph +32 2 669 21 70
promotion@lecobel.be

Reference : 7926994

Price : 1 395 000 €

Surface : 3057 sq ft

Bedroom(s) : 4

Bathroom(s) : 2

Shower room(s) : 2

Garden : Yes

Cellar : Yes

Parking(s) : 1

Terrace : Yes

Availabili 01/09/2027 -

not hesitate to contact us now on 02/669.21.70 or by email at promotion@vaneau-lecobel.be.

ty : 12:00

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