

# CARSOEL/OBSERVATORY: SUPERB GROUND FLOOR WITH NEW GARDEN!

2 350 €

Ref 6376382

Uccle - Apartment 1378 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

In the charming Observatory district, superb ground floor apartment with new garden with a total surface area of  $\pm 128 \text{ m}^2$  in a magnificent new residence. It consists of an entrance hall ( $\pm 3.75 \text{ m}^2$ ), a pretty living room with a dining area ( $\pm 43 \text{ m}^2$ ), a fully equipped American kitchen ( $\pm 8.65 \text{ m}^2$ ), a night hall, 2 beautiful bedrooms ( $\pm 20 \text{ m}^2$  and  $\pm 10.65 \text{ m}^2$ ) each with its adjoining shower room and an unequipped laundry room. Pretty terrace ( $\pm 37 \text{ m}^2$ ) facing South)West and city garden ( $\pm 250 \text{ m}^2$ ). Cellar included and a parking space with electric charging station at a mandatory supplement (150 € / month). Armored door, double glazing, video intercom and good insulation. Charges: €150/month (Provision for maintenance of common areas). PEB B. Discover it as soon as possible at Vaneau Lecobel!!

VANEAU LECOBEL  
RENTALS

Georges Brugmann square  
10B, 1050 Ixelles  
ph +32 2 340 72 85

✉ [rent@vaneau-lecobel.be](mailto:rent@vaneau-lecobel.be)

**Reference :** 6376382

**Price :** 2 350 €

**Surface :** 1378 sq ft

**Bedroom(s) :** 2

**Floor :** 0

**Bathroom(s) :** 2

**Shower room(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

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**Loads :** 150 €

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**Availabili** 01/01/2025

**ty :**



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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**