

€ 1.365.000 | WEZEMBEEK-OPPEM | REF. 4930237



LIVING SURFACE

395 m²



LAND SURFACE

342 m²



BEDROOMS

5



BATHROOMS

6



GARAGES

1

New house, 5 bedrooms, garage and garden - at the price of an existing property ...

 **Avenue des Hêtres Rouges 29 , 1970 Wezembeek-Oppem**

In this very nice area, close to the Dumon square, schools, and multi modal transports (subway, bus, and airport), Victoire proposes you this VILLA 3 facades (+/- 395 m²) in the style "Zoute" with terrace and garden (west) on a land of +/- 3.5 ares.

The house develops on 3 levels. On the ground floor, the hall with a checkroom, an office and a guest toilet welcomes you, followed by the living rooms, the fully equipped kitchen and the dining area opening at the back onto the terrace and the west facing garden.

A staircase leads to the 2 upper floors : the first one includes the master bedroom overlooking a green roof, with a dressing room, and full bathroom, then 2 bedrooms, a second bathroom and a separate toilet. 2 additional bedrooms and 1 bathroom, a technical room and a separate toilet make up the top floor.

Beautiful cellars, a boiler room, a laundry room (in the basement) and a garage for 1 car (+ space in front of the house) complete this house.

A contemporary house, innovative building materials (geothermal, underfloor heating and solar panels) and finally impeccable finishes to ensure you the expected comfort and feeling of well-being at home.

Sale under registration rights on the land (reduced in Flanders) and under VAT on the construction.


Consult us without delay for any details on this project: 02 3751010 / new@victoire.be

Characteristics

GENERAL

Type	house	City	Wezembeek-Oppem
Price	€ 1.365.000	Living surface	395 m ²
Land surface	342 m ²	Terrace surface	23 m ²
Bedrooms	5	Bathrooms	3
Shower rooms	3	Garages	1
Parkings (indoor)	1	Parkings	1
Floors	2	Available	at delivery
Construction year	2024	State	new
Facades	3	Kitchen (type)	US hyper equipped
Office	✓	Toilets	4
		Laundry room	✓
Heating (type)	underfloor heating partially	Heating	geothermics
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	EPC code	A

MANDATORY INFO

Urban planning permits	Not announced	Summons and recovery claim	Not announced
Pre-emption right	Not announced	Subdivision permit	Not announced
 Flood-sensitive area	not located in flood area		

FINANCIAL

Under VAT	✓
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