

€ 1.795.000 | SINT-PIETERS-WOLUWE | REF. 5239038



LIVING SURFACE

 356 m²


LAND SURFACE

 378 m²


BEDROOMS

5



BATHROOMS

3



GARAGES

1

WOLUWE-ST-PIERRE, NEW family house (5 bedrooms), in the stunning Grandchamp area !

 **Avenue Montgolfier 6, 1150 Sint-Pieters-Woluwe**

Victoire proposes this 3 sides NEW upscale family townhouse (4 bedrooms + studio/2bath/1showerroom), in the very pleasant district "Grandchamp", located between the Park of Woluwe and the place Dumon.

This 356 sqm house embellished with TERRACES and a fenced GARDEN facing south-west, is developped on 4 levels as follows :

The ground floor features an entrance hall + cloakroom, technical room and access to the 1 car garage + 2 open parking lots.

On the first floor, the vast living room is divided into various spaces: a living room + dining room with bay window opening on the terrace and the garden, a bureau and the open super equipped kitchen and a guest toilet.

The 2nd floor hosts the primary bedroom (with dressing room and full en-suite bathroom), 2 other bedrooms, a bathroom and a separate toilet.

A studio (with a sleeping are) a kitchenette, a bathroom with toilet are on the 3rd floor.

In addition to its excellent energy performance level A- (with optimal insulation, and heat pump underfloor heatings system + geothermal technology), this beautiful NEW house enjoys many assets such as its contemporary architecture, its high quality interior finishing, and its excellent location.


Sale under registration duty on the land (12,5%) and under VAT on the construction (21%).

Characteristics

GENERAL

Type	house	City	Sint-Pieters-Woluwe
Price	€ 1.795.000	Living surface	356 m ²
Land surface	378 m ²	Terrace surface	54 m ²
Bedrooms	5	Bathrooms	2
Shower rooms	1	Garages	1
Parkings (indoor)	1	Parkings	2
Floor		Floors	3
Available	bij oplevering	Construction year	2024
State	new	Facades	3
Kitchen (type)	US semi fitted	Toilets	5
Laundry room	✓	Heating (type)	individual
		Heating	geothermics
Neighborhood	residential area	Neighborhood	quiet
Double glass	✓	PEB	40 kW/m ²
		PEB category	A
EPC code	A-		

MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	Not announced
Urban destination	Not announced	Pre-emption right	Not announced
Subdivision permit	Not announced	 Flood prone area	not located in flood area

FINANCIAL

Under VAT	✓
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