



€ 799.500 | WATERLOO | REF. 5587920



TERRACE SURFACE

 27 m<sup>2</sup>


LIVING SURFACE

 136 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

## Large duplex with terrace and backyard - 2 bedrooms

 **Adolphe Schattens 15, 1410 Waterloo**

This brand-new 4-unit building is conveniently located in the heart of Waterloo, in the Maison Communale district, within easy walking distance from the very Center.

Victoire proposes this large 135.9 sqm. duplex on the ground and 1st floors, featured as follows: the living rooms, including the dining room and large living room, are located on the ground floor and extended by the terrace and splendid south-facing garden. A large separate kitchen + utility room and guest WC complete this floor. On the upper floor, the 2 large bedrooms, each with en-suite bathroom or shower room are accessible via a nice woodenstairs. Both benefit from the quietness of the rear garden.

Off-street parking and bike storage are available.

The construction is contemporary and the materials used are in line with today's required standards (such as photovoltaic panels, plaster over insulation, high-performance windows, etc.), while the finishes are not forgotten and are of excellent quality (built-in closets, curtain/tent rails, light fittings, etc.).

Contact us to visit these quality homes, perfectly located in the heart of a pleasant, active community with all the amenities you could wish for (central train station, public transport, renowned schools, wide choice of stores, cinemas and restaurants).

Sale subject to registration fees on the land and VAT on the construction.

Contact us without delay 02 375 1010 - new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Waterloo
Price	€ 799.500	Living surface	136 m <sup>2</sup>
Terrace surface	27 m <sup>2</sup>	Bedrooms	2
Shower rooms	2	Parkings	1
Floor	rez+1	Floors	2
Available	vanaf akte	Construction year	2023
State	new	Garden surface	199 m <sup>2</sup>
Facades	2	Kitchen (type)	hyper equipped
Toilets	3	Laundry room	✓
Heating (type)	individual	Heating	underfloor heating partially
Neighborhood	quiet	Neighborhood	residential area
Double glass	✓	PEB	45 kW/m <sup>2</sup>
EPC code	A	PEB category	Ap

### 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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