

€ 982.700 | WATERLOO | REF. 5587921



TERRACE SURFACE

 22 m<sup>2</sup>


LIVING SURFACE

 170 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

## 2 bedroom duplex + terrace an garden

 **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.

Victoire proposes this splendid 169.9 sqm duplex apartment on the ground floor and +1 floor, as follows: the living room and dining room are located on the ground floor and are extended by the terrace and the large south-facing garden. A large separate kitchen + utility room and cloakroom with the guest toilet complete this floor. The 2 large bedrooms, each with en-suite bathroom or shower room are located on the upper floor accessible via a nice woodenstairs. Both benefit from the view on the garden. 1 outside parking spot + a bike space inside the building 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).

## Characteristics

### GENERAL

Type	flat	City	Waterloo
Price	€ 982.700	Living surface	170 m <sup>2</sup>
Terrace surface	22 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Floor	rez+1	Floors	2
Available	vanaf akte	Construction year	2023
State	new	Garden surface	142 m <sup>2</sup>
Facades	2	Kitchen (type)	hyper equipped
Toilets	3	Laundry room	✓
Heating (type)	individual	Heating	floor heating
Neighborhood	Suburb	Neighborhood	quiet
Elevator	✓	Double glass	✓
PEB	45 kW/m <sup>2</sup>	PEB category	Ap
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

