



€ 794.000 | UKKEL | REF. 5590283



LIVING SURFACE

 292 m<sup>2</sup>


LAND SURFACE

 210 m<sup>2</sup>


BEDROOMS

5



BATHROOMS

3



GARAGES

1

## NEW single-family house with 2 facades + terrace & garden - Splendid location in Uccle !

 **Avenue Jacqueline Harpman 39, 1180 Uccle**

This beautiful single-family house with 2 facades of 293 sqm gross consists of 4 levels including a cellar of 62 sqm and is divided as follows:

On the ground floor: Entrance hall with cloakroom and guest toilet, lounge and dining room with direct access to the terrace of 19 sqm and the S-oriented garden, a fully equipped open kitchen and a garage.

Via the stairs you reach the first floor with 4 bedrooms, of which the master bedroom with en suite bathroom, as well as an extra shower room and a separate toilet.

A large multipurpose (with construction finishes) room of 37,25 sqm is located on the second floor. Here there is the possibility to transform it into 1 bedroom with shower room. This space also opens onto a S-oriented edge terrace of 27,85 sqm.

The house is equipped with triple glazing, a heat pump and a green roof (possibility to install solar panels).

Sale under the mixed system registration and VAT. Delivery planned at the end of 2024.


Visit the site and experience this project to the fullest. Contact us for more info 02/375.10.10 – new@victoire.be

## Characteristics

### GENERAL

Type	house	City	Ukkel
Price	€ 794.000	Living surface	292 m <sup>2</sup>
Land surface	210 m <sup>2</sup>	Terrace surface	74.85 m <sup>2</sup>
Bedrooms	5	Bathrooms	1
Shower rooms	2	Garages	1
Parkings (indoor)	1	Parkings	1
Floors	2	Available	vanaf akte
Construction year	2024	State	new
Garden surface	85 m <sup>2</sup>	Facades	2
Kitchen (type)	US hyper equipped	Office	✓
Toilets	2	Laundry room	✓
Heating (type)	underfloor heating partially	Heating	hot air pump
Neighborhood	residential area	Neighborhood	woods
Cellar	✓	Double glass	✓
PEB	33 kW/m <sup>2</sup>	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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