



€ 859.000 | UKKEL | REF. 5590364



LIVING SURFACE

238 m<sup>2</sup>



LAND SURFACE

324 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

2



GARAGES

1

## New houses 4 bedrooms - well oriented garden - very pleasant green environment !

 **Avenue Jacqueline Harpman 13, 1180 Ukkel**

This beautiful single-family house with 3 facades of 238 sqm gross consists of 3 levels + a cellar of 48 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 23 sqm and the S-oriented garden, a fully equipped open kitchen and a garage.

The stairs leads you to the first floor with 4 bedrooms, 1 bathroom, 1 showerroom and a separate toilet.

A large multipurpose room of 38 sqm (with construction finishes) is located on the second floor, where all is possible, according to your needs. This space also opens onto a S-oriented terrace of 25 sqm.

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

This new district, very nicely laid out, extends over several hectares. It is located in the South of the Commune of Uccle, in the heart of a totally protected nature, on the edge of a NATURA 2000 zone, on the side of the Plateau du Kawberg, close to the Lycée Français, 10 minutes from Fort Jaco and the St-Job district.

Sale under registration rights on the land and under VAT regime on the construction. Estimated delivery: 2025.

A visit of the site is essential to live the project. For any information, contact us at 02/375 1010 / new@victoire.be.

## Characteristics

### GENERAL

Type	house	City	Ukkel
Price	€ 859.000	Living surface	238 m <sup>2</sup>
Land surface	324 m <sup>2</sup>	Terrace surface	48 m <sup>2</sup>
Bedrooms	4	Bathrooms	1
Shower rooms	1	Garages	1
Parkings (indoor)	1	Parkings	1
Floors	3	Available	bij oplevering
Construction year	2025	State	new
Facades	3	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	floor heating
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	Double glass	✓
PEB	55 kW/m <sup>2</sup>	PEB category	B
EPC code	B		

### 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



