



€ 799.500 | UKKEL | REF. 5607863



LIVING SURFACE

 254 m<sup>2</sup>


LAND SURFACE

 186 m<sup>2</sup>


BEDROOMS

4



BATHROOMS

2



GARAGES

1

## 3 bedroom house + nice space to convert, surrounded by a garden - Beautiful environment !

 **Avenue Jacqueline Harpman 47, 1180 Ukkel**

This beautiful single-family house with 2 facades of 254 sqm gross consists of 3 levels + a cellar of 45 sqm and is divided as follows: On the ground floor: Entrance hall with cloakroom and guest toilet, the lounge and dining room with direct access to the terrace of 20,5 sqm and the S-oriented garden, a fully equipped open kitchen and a garage.

The stairs leads you to the first floor with 3 bedrooms, 1 bureau, 1 bathroom, 1 showerroom and a separate toilet.

A large multipurpose room of 52,8 sqm (casco) is located on the second floor, where all is possible, according to your needs. This space also opens onto a S-oriented terrace of 15 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	€ 799.500	Living surface	254 m <sup>2</sup>
Land surface	186 m <sup>2</sup>	Terrace surface	35.5 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	2	Kitchen (type)	US hyper equipped
Office area	8.2 m <sup>2</sup>	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

Under VAT	✓
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