



€ 470.000 | SINT-PIETERS-WOLUWE | REF. 5637866



TERRACE SURFACE

 5 m²


LIVING SURFACE

 84 m²


BEDROOMS

2



BATHROOMS

1

 **François Gay 91, 1150 Sint-Pieters-Woluwe**

The brand-new "WOLUVERT" project features a small building divided into 4 separate units. This 2-bedroom apartment, on the 1st floor, offers a surface area of 84 sqm and benefits from a covered terrace at the front.

This terrace is a pleasant extension of the living space, which includes the superbly equipped open-plan kitchen, living room and dining room. The hall houses the bathroom, technical area and a separate toilet and opens onto the 2 beautiful bedrooms, quietly located at the rear of the building, overlooking the interior garden.

The building is attractively designed in white bricks, giving the whole place a lovely luminosity, and enjoys the "sustainable" label thanks to carbon balancing, optimal isolation, with priority to wood, use of rainwater, solar panels to supply electricity to the common areas, PEB A or B etc.).

The neighborhood is ideal, close to the WSP Cultural Center and all amenities (excellent schools, major roads, quality shops, hospitals). 12 bicycle parking spaces are available on the ground floor. The basement includes 3 cellars, and spaces reserved for utilities (garbage cans and meters).

Sale subject to registration fees on the land and VAT on the building (6% if qualifying conditions are met). Delivery scheduled for summer 2025.


Contact us now for further details on this project: 02 3751010 / new@victoire.be

Characteristics

GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 470.000	Living surface	84 m ²
Terrace surface	5 m ²	Bedrooms	2
Bathrooms	1	Floor	1
Floors	4	Available	bij oplevering
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	underfloor heating partially	Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Double glass	✓	PEB	95 kW/m ²
		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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