



€ 381.000 | UKKEL | REF. 5865876



TERRACE SURFACE

5.06 m<sup>2</sup>



LIVING SURFACE

69 m<sup>2</sup>



BEDROOMS

1



BATHROOMS

1

## 1 bedroom flat NEW - close to the Bois de la Cambre

 **Avenue Beau-Séjour 2-6, 1180  
Ukkel**

VICTOIRE invites you to discover this one bedroom apartment in the LAUREE project, located in the Montjoie/Churchill neighborhood in Uccle, in an urban setting but close to the Bois de la Cambre.

This walk-through 1st floor apartment with a balcony at the front, overlooks the part with the entrance Beau-Séjour Avenue set back from Waterloo Avenue.

The living space includes the dining and living room and the open fully equipped kitchen. The bedroom with bathroom and laundry room (en suite) opens onto the rear terrace overlooking a green roof.

Cellar: 7500 € - Parking in addition from 40 000 €.

Strolley room and bicycle storage provided.


Sale under the RR regime (land) and VAT (construction) -> possibility of 6% if under conditions (1st purchase, - of 200 sqm, not for investors and to live there 5 years). Consult us without delay for any details on this project: 02 3751010 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 381.000	Living surface	69 m <sup>2</sup>
Terrace surface	5.06 m <sup>2</sup>	Bedrooms	1
Bathrooms	1	Parkings (indoor)	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)	individual
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Double glass	✓
PEB	95 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	✓
-----------	---

