



€ 649.000 | UKKEL | REF. 6029669



TERRACE SURFACE

35 m<sup>2</sup>



LIVING SURFACE

172 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## 172m<sup>2</sup> triplex with 35m<sup>2</sup> terrace and parking space included

 **1180**  
**Ukkel**

Fall in love with this 172 sqm triplex (according to PEB) located on the 1st, 2nd, and 3rd floors of a charming small building.

First Floor: Entrance hall with a cloakroom and separate toilet, laundry room, spacious reception rooms of ±53 sqm filled with light due to large windows and a ceiling height of 2.87m, super-equipped open-plan kitchen of ±20 sqm.

Second Floor: Night hall leading to the master bedroom of ±17 sqm with a dressing room and en-suite bathroom, and a second bedroom of ±11 sqm with a dressing room, shower room, and access to an exceptional terrace of ±35 sqm, facing NW and peaceful.

Top Floor: Attic bedroom of ±20 sqm with plenty of storage space.

Additional Features:

- Private outdoor parking
- Basement cellar
- PEB rating D and compliant electricity
- Common charges: 85 euros/month
- Equipment: double-glazed wooden windows, alarm system, videophone, security gate, and individual gas boiler (2021).

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 649.000	Living surface	172 m <sup>2</sup>
Terrace surface	35 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings	1	Floor	1
Floors	3	Available	vanaf akte
Construction year	1901	State	very good state
Facades	3	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	quiet	Neighborhood	city
Cellar	✓	Double glass	✓
PEB	186 kW/m <sup>2</sup>	PEB category	D
EPC code	20240416-0000676553-01-5		

### MANDATORY INFO

Building permit No license issued	Summons and recovery claim No judicial remedial measure or administrative measure imposed
Urban destination living zone	Pre-emption right There is no pre-emption right for spatial planning
Subdivision permit No sales permit	 Flood prone area not located in flood area

### FINANCIAL

Property tax 1471.59 €	Tenant charges 85.5 €
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