



€ 730.500 | VORST (BRUSSEL-HOOFDSTAD) | REF. 6050985



LIVING SURFACE

 180 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2



GARAGES

1



TERRACE SURFACE

 15 m<sup>2</sup>

## GREEN FOREST - 3 bedroom house NEW, with terrace and garden

 **Rue Auguste Lumière 20, 1190 Vorst (Brussel-Hoofdstad)**

Attractive new single-family house with 3 bedrooms on 3 floors of 180 sqm, with 15 sqm terrace and 110 sqm garden. Small front garden, garage and entrance hall, guest toilet and checkroom, all leading to the large kitchen and dining room opening onto the terrace and beautiful garden. The 1st floor features the large sitting room with a balcony and an external staircase going to the garden. The large utility/technical room is also on this floor. The 3 bedrooms are on the 2nd floor. The master bedroom with en suite bathroom is at the front, while the other 2 bedrooms have balconies and views to the rear. A separate toilet and shower room complete the second floor. There is an attic on the 3rd floor.

These homes are certified GREEN, totally independent of fossil fuels, and meet today's stringent energy standards (PEB A).

Construction will be carried out by ARTONE and the DDS+ architectural firm -> a guarantee of aesthetics and quality.

The project, located between chaussée de Nerstalle and rue Auguste Lumière, will benefit from a splendid inner garden, a veritable peaceful green oasis that will offer residents calm and relaxation. The municipal park is just 2 steps away, as are sports clubs (field hockey and soccer), schools and all types of transport (streetcar, bus, train and bike), the entrance to the west ring road and a large shopping center. A multitude of assets that will guarantee a perfect balance between an active lifestyle and a pleasant daily life.

Make the most of this new development for your future home, in a neighborhood that is undergoing a metamorphosis.

VAT - + rebate (subject to conditions). Delivery scheduled for summer 2026.

Contact us for a project presentation - 02 375 1010 / new@victoire.be

## Characteristics

### GENERAL

Type	house	City	Vorst (Brussel-Hoofdstad)
Price	€ 730.500	Living surface	180 m <sup>2</sup>
Terrace surface	15 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Garages	1
Parkings (indoor)	1	Floors	2
Available	bij oplevering	Construction year	2026
State	new	Garden surface	110 m <sup>2</sup>
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Heating (type)	individual
Heating	hot air pump	Neighborhood	quiet
Neighborhood	city	Double glass	✓
PEB	46 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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