



€ 772.000 | VORST (BRUSSEL-HOOFDSTAD) | REF. 6050986



LIVING SURFACE

189 m²



BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

19 m²

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

 **Rue Auguste Lumière 24, 1190 Vorst (Brussel-Hoofdstad)**

Attractive new single-family house with 3 bedrooms on 3 floors of 189 sqm, with 19 sqm terrace and 131 sqm garden.

Small front garden, garage and entrance hall, guest toilet and checkroom, all leading to the kitchen and dining room opening onto the terrace and beautiful garden. The 1st floor features the large sitting room with a small balcony. The large utility/technical room is also on this floor. The 3 bedrooms are on the 2nd floor. The master bedroom with an en suite shower room (with 2 sinks) is at the rear and benefits from the view on the garden while the 2 other bedrooms are at the front. A separate toilet and a bathroom complete the second floor. There is an attic on the 3rd floor.

This house is certified GREEN, totally independent of fossil fuels, and meets 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	€ 772.000	Living surface	189 m ²
Terrace surface	19 m ²	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floors	2	Available	bij oplevering
Construction year	2026	State	new
Garden surface	131 m ²	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 ²
EPC code	B	PEB category	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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