



€ 710.500 | VORST (BRUSSEL-HOOFDSTAD) | REF. 6050990



LIVING SURFACE

 175 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

 15 m<sup>2</sup>

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

 **Rue Auguste Lumière 22, 1190 Vorst (Brussel-Hoofdstad)**


Attractive new single-family house with 3 bedrooms on 3 floors of 175 sqm, with 15 sqm terrace and 93 sqm garden. Small front garden, garage and entrance hall, guest toilet and checkroom, all leading to sitting area opening onto the terrace and beautiful garden. The 1st floor features the large kitchen and dining room. The utility/technical room is also on this floor. The 3 bedrooms are on the 2nd floor. The master bedroom with en suite showerroom is at the front, while the other 2 bedrooms have balconies and views to the rear. A separate toilet and 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 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. 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	€ 710.500	Living surface	175 m <sup>2</sup>
Terrace surface	15 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floors	2	Available	bij oplevering
Construction year	2026	State	new
Garden surface	93 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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