



€ 605.000 | VORST (BRUSSEL-HOOFDSTAD) | REF. 6051086



LIVING SURFACE

 143 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

 23 m<sup>2</sup>

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

**Chaussée de Neerstalle 184, 1190 Vorst (Brussel-Hoofdstad)**

Attractive 148 sq.m., 3-bedroom, 2-level single-family house inside a large courtyard garden, with 23sq.m. terrace and 76 sq.m. private backyard

Private entrance along this backyard, small hall with staircase leading to the first floor.

Nice living area with dining and sitting room and super-equipped open-plan kitchen. Coatroom, utility room and guest WC.

The first floor features a night hall, 3 bedrooms and 1 complete bathroom with toilet, bathtub and washbasin.

1 bedroom overlooks the green roof, while the other and the master one (with a shower room en suite) benefit from a south-facing terrace.

View inside the nice courtyard.

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             | € 605.000         | Living surface    | 143 m <sup>2</sup>        |
| Terrace surface   | 23 m <sup>2</sup> | Bedrooms          | 3                         |
| Bathrooms         | 2                 | Parkings (indoor) | 1                         |
| Floors            | 2                 | Available         | bij oplevering            |
| Construction year | 2026              | State             | new                       |
| Garden surface    | 76 m <sup>2</sup> | Facades           | 3                         |
| 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 | ✓ |
|-----------|---|

