



€ 750.000 | SINT-PIETERS-WOLUWE | REF. 6058647



TERRACE SURFACE

9.93 m<sup>2</sup>



LIVING SURFACE

136 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



GARAGES

1

## The urban elegance - 3 bedroom flat + terrace

 **Avenue de Tervueren 249, 1150 Sint-Pieters-Woluwe**

Victoire offers you this 3-bedroom apartment on the 5th floor in the splendid "Tervueren Square" development. This quiet, rear-facing apartment overlooks the gardens and benefits from a pleasant terrace with a green roof. It comprises Entrance hall and checkroom with separate WC. Large living area with dining room and superbly equipped open Bulthaup kitchen.

The night hall houses the 3 bedrooms, a second separate toilet, a shower room and a utility room. The master bedroom benefits from an en-suite bathroom with bath, shower and WC. All 3 bedrooms have access to the terrace.

High-quality finishes, high-performance home automation, sustainable building.

Ideal urban location close to beautiful green spaces. Easy mobility.

Additional garage box and cellar.

Sale under DE (land) and VAT (construction): 6% subject to conditions.

## Characteristics

### GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 750.000	Living surface	136 m <sup>2</sup>
Terrace surface	9.93 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Garages	1	Parkings (indoor)	1
Floor	5	Floors	8
Available	bij oplevering	Construction year	2024
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	3
Laundry room	✓	Heating (type)	heat recovery installation
		Heating	geothermics
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
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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