



€ 1.155.000 | WEZEMBEEK-OPPEM | REF. 6067330



LIVING SURFACE

 270 m²


LAND SURFACE

 386 m²


BEDROOMS

3



BATHROOMS

2



GARAGES

1

VILLA 2 - Project Elitea in Wezembeek Oppem

 **rue Galgenveld 17-25, 1970 Wezembeek-Oppem**

This VILLA 2 is part of a development of 5 new villas, located in the quiet residential area of the street "Galgenveld" in Wezembeek-Oppem. The whole exudes harmony in a contemporary style: beautiful, simple and effective! The house is laid out as follows:
 First floor: entrance hall + checkroom and guest toilet, stairs to the upper floors, utility/technical room of 8.36 sq with boiler and access to the garage of 49.57 sq (for 1 car) - 1 parking space outside.

1st floor: Large living room of 57 sq with a lounge + office and dining room with bay window opening onto the terrace (27 sq) and garden; the open, fully equipped kitchen (9 sq) and a guest toilet.

The 2nd floor has a night hall leading to the bedrooms: including the master bedroom, which forms a private space (with dressing room and bathroom with bath, shower and 2 sinks + a separate en-suite WC) of 18.63 sq, 2 other bedrooms, a bathroom with bath and shower, 1 sink and a separate WC.

The strengths of this house are: A- EPB (optimal insulation, a heat pump combined with photovoltaic panels), sober architecture coupled with sophisticated design and high quality finishes.

Ideally located in a quiet, residential street, this villa is close to the lively Stockel neighborhood, Dumon Square and, further away, the beautiful Parc de Tervuren. A quiet residential area yet easily accessible.

Sale subject to registration duties on the land (12.5%) and VAT on construction (21%). Completion at the end of 2025.


We will be happy to show you this house, at your home or ours, at your convenience: 02 375 1010 / new@victoire.be

Characteristics

GENERAL

Type	house	City	Wezembeek-Oppem
Price	€ 1.155.000	Living surface	270 m ²
Land surface	386 m ²	Terrace surface	27 m ²
Bedrooms	3	Bathrooms	2
Garages	1	Parkings (indoor)	1
Parkings	1	Floors	2
Available	bij oplevering	Construction year	2026
State	new	Facades	4
Kitchen (type)	hyper equipped	Office	✓
Office area	5.4 m ²	Toilets	3
Laundry room	✓	Heating (type)	underfloor heating partially
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Double glass	✓
PEB	45 kW/m ²	PEB category	A
EPC code	A		

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

