



LIVING SURFACE

32 m²

BATHROOMS

1

The very best of city life... very close to the Parvis St-Pierre in Uccle

 **du Doyenné 56, 1180 Uccle**

Discover this flat with VICTOIRE, in the CARRE COGHEN project, located in the center of Uccle.

Enjoy the many advantages of this project such as the exceptional location close to a wide variety of urban commodities, the high-quality of the construction, the splendid finishing and last but not least the beautiful inside lush garden.

This studio on the 2nd floor overlooking Rue du Doyenné is small but well laid out.

The hall opens on one side to the fully equipped kitchen and breakfast area on one side and the bathroom + toilet on the other. The living and sleeping areas are located at the front of the house, with a good orientation. Cellar included.

A project of GALIKA HUMAN ESTATE.


Sale under VAT 21%. -> reduced to 6% under conditions (*until end of 2024, Unique property, less than 200 sqm, live there at least 5 years, N/A for investors).

Characteristics

GENERAL

| | | | |
|-------------------|------------------------|----------------|-------------------|
| Type | flat | City | Ukkel |
| Price | € 265.000 | Living surface | 32 m ² |
| Shower rooms | 1 | Floor | 2 |
| Floors | 3 | Available | bij oplevering |
| Construction year | 2024 | State | new |
| Facades | 2 | Kitchen (type) | US semi fitted |
| Toilets | 1 | Heating (type) | individual |
| Heating | hot air pump | Neighborhood | central |
| Neighborhood | commercial environment | Cellar | ✓ |
| Elevator | ✓ | 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

| | |
|-----------|---|
| Under VAT | ✓ |
|-----------|---|

