



€ 295.000 | UKKEL | REF. 6137155



TERRACE SURFACE

9 m<sup>2</sup>

LIVING SURFACE

38 m<sup>2</sup>

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 pleasant studio is located on the first floor, in a quiet area and has a nice terrace, well oriented.

The sleeping area is a little set back. The living room has a fully equipped kitchen and dining area and opens onto the beautiful terrace.

A cloakroom + 1 bathroom and WC complete this property. Cellar included.

A project of GALIKA HUMAN ESTATE.


Sale under VAT 21%. -> reduced to 6% under conditions (\*until the 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	€ 295.000	Living surface	38 m <sup>2</sup>
Terrace surface	9 m <sup>2</sup>	Shower rooms	1
Floor	1	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 <sup>2</sup>
		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	✓
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