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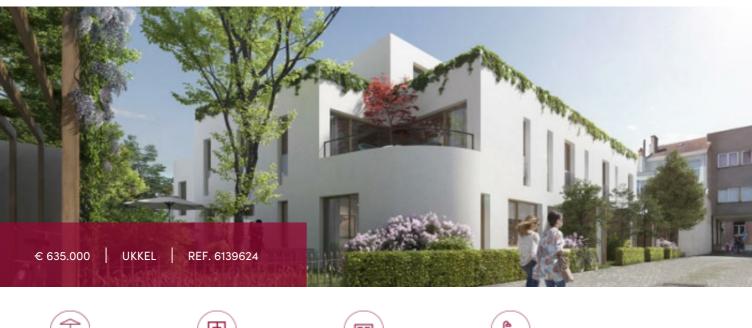


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## The very best of city life ... in Uccle, close to the Parvis St Pierre à Uccle

Rue du Doyenne 56, 1180 Ukkel

This splendid 2 bedroom ground floor is perfectly situated in a quiet area surrounded by greenery.

The entrance hall with separate toilet and cloakroom opens in an L shape onto the 2 bedrooms, each with en suite bathroom and/or shower room, and onto the beautiful living room with fitted kitchen, dining room, living room and utility room. The terrace pleasantly extends this beautiful rounded space onto the garden and the surrounding greenery.

The CARRE COGHEN project is 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. Cellar included and parking in supplement in the basement (40 000 €)

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

A project of GALIKA HUMAN ESTATE.



# Characteristics

#### GENERAL

Туре	flat			
Price	€ 635.000			
Terrace surface	18 m²			
Bathrooms	1			
Parkings (indoor)	1			
Available	vanaf akte			
State	new			
Facades	3			
Toilets	2			
Heating (type)	individual			
Neighborhood	residential area			
Cellar	<ul> <li>✓</li> </ul>			
Double glass	~			
EPC code	A			

City	Ukkel		
Living surface	108 m <sup>2</sup>		
Bedrooms	2		
Shower rooms	1		
Floors	2		
Construction year	2024		
Garden surface	73 m <sup>2</sup>		
Kitchen (type)	US hyper equipped		
Laundry room	~		
Heating	hot air pump		
Neighborhood	commercial environment		
Elevator	~		
PEB	45 kW/m²		
PEB category	A		

#### MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced	
Urban destination	Pre-emption right	
Not announced	Not announced	
Subdivision permit	Elood prone area	
Not announced	not located in flood area	

### FINANCIAL

Under VAT		
$\checkmark$		



#### SELL SERVICE

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