



€ 635.000 | UKKEL | REF. 6139624



TERRACE SURFACE

 18 m<sup>2</sup>


LIVING SURFACE

 108 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

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

 **Rue du Doyenne 56, 1180 Uccle**

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 (\*until the end of 2024, Unique property, less than 200 sqm, live there at least 5 years, N/A for investors).

A project of GALIKA HUMAN ESTATE.

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 635.000	Living surface	108 m <sup>2</sup>
Terrace surface	18 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floors	2
Available	bij oplevering	Construction year	2024
State	new	Garden surface	73 m <sup>2</sup>
Facades	3	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	hot air pump
Neighborhood	residential area	Neighborhood	commercial environment
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
EPC code	A	PEB category	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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