



€ 595.000 | UKKEL | REF. 6139629



TERRACE SURFACE

8 m<sup>2</sup>



LIVING SURFACE

97 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**

Magnificent 2 bedroom on 1st floor ideally located in the quietest part of the project in the interior of the island.

The entrance hall with cloakroom, separate toilet and technical room opens on the one hand on the master bedroom with complete bathroom via a night hall and on the other hand on the very beautiful living room including the dining room and the super equipped open kitchen that a terrace south-West prolong pleasantly. The second bedroom, accessible via the 2nd night hall, also has a complete bathroom. Great comfort and greenery. Cellar included and parking in supplement in the basement (40 000 €)

Do not hesitate, contact us now! 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

Type	flat	City	Ukkel
Price	€ 595.000	Living surface	97 m <sup>2</sup>
Terrace surface	8 m <sup>2</sup>	Bedrooms	2
Shower rooms	2	Parkings (indoor)	1
Floor	1	Floors	2
Available	vanaf akte	Construction year	2024
State	new	Facades	2
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>
		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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