

€ 659.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6148244



TERRACE SURFACE

 13.2 m<sup>2</sup>


LIVING SURFACE

 124 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2

## TWIN FALLS - 3 BEDROOM FLAT

 **Neerveld 105, 1200 Sint-Lambrechts-Woluwe**

3rd floor - 123.6 sq. m.

Terrace 13.2 sqm - south-west facing

Entrance hall with guest toilet

Large living room with dining room and super equipped open kitchen - 40,9 sqm with terrace

Small night hall leading to 2 of the 3 bedrooms - Utility/technical room and shower room (with single sink)

2 bedrooms 10.2 sqm and 9.7 sqm - also with access to terrace

Master bedroom 14.1 sqm - en-suite bathroom (double washbasin + WC) + dressing room

All this in a green environment in the pleasant district of Woluwe valley.

PEB A or B- thanks to insulation, ventilation and the installation of photovoltaic panels on some units.

Sale subject to 21% VAT on apartments and registration fees and VAT on parking spaces - Bike shed and parking space (with charging point) from €33,000 (excluding VAT). Cellar (from €4,000).


A privileged location in the pleasant municipality of Woluwe-Saint-Lambert, with all the urban amenities necessary for a modern lifestyle, but also easily accessible to facilitate daily life. The best choice to start a new life project in Brussels.

## Characteristics

### GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 659.000	Living surface	124 m <sup>2</sup>
Terrace surface	13.2 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	3
Floors	7	Available	bij oplevering
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	collective	Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	95 kW/m <sup>2</sup>
EPC code	B	PEB category	B

### 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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