



€ 425.000 | SINT-PIETERS-WOLUWE | REF. 6271763



LIVING SURFACE

 74 m<sup>2</sup>


BEDROOMS

1



BATHROOMS

1

## "THE POST" project - 1 bedroom flat + balcony

 **Avenue Charles Thielemans 22-24, 1150 Sint-Pieters-Woluwe**

The "POST" project, located avenue Charles Thielemans 22-24 in Woluwe-St-Pierre, is an existing building divided into NEW 13 units. Victoire introduces you this 1 bedroom apartment of 74 sqm + BALCONY. Entrance hall with guest WC and laundry room - Beautiful living room with superequipped open kitchen and breakfast area. Night hall with bathroom (double washbasin and bath) - Beautiful 16 SQM bedroom.

The building is totally rebuilt, keeping a fine balance between the original and contemporary architecture of the property. The project is splendid, and in total harmony with a nowadays aesthetic and the desired sustainable construction standards (carbon offsetting, use of rainwater, solar panels to supply electricity to the common areas) - PEB B.

Car parking available at an extra cost. The basement also includes cellars (here n° 7, included in the price) and spaces reserved for utilities (garbage cans and meters).

This project is located in the welcoming and pleasant WSP Cultural Center district, within walking distance of all amenities (excellent schools, accessible roads, quality shops (Rob for gourmets), excellent restaurants, etc.). Sale subject to VAT. Delivery is already scheduled for February 2025.


A visit of the project is possible, please contact us immediately for further details: 02 3751010 / new@victoire.be.

## Characteristics

### GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 425.000	Living surface	74 m <sup>2</sup>
Bedrooms	1	Bathrooms	1
Parkings (indoor)	1	Floor	2
Floors	3	Available	bij oplevering
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	individual	Heating	floor heating
Neighborhood	quiet	Neighborhood	central
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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