

€ 445.000 | SINT-PIETERS-WOLUWE | REF. 6275992



LIVING SURFACE

75 m<sup>2</sup>

BEDROOMS

2



BATHROOMS

1

## "THE POST" project - 2 bedroom flat

 **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 2 bedroom apartment of 75 sqm with view on the front of the building.

Entrance hall with separate WC.

Large living room with dining room and fully equipped kitchen (SMEG APPLIANCE + space for a washing machine). Night hall with bathroom (with bath and double washbasin) -

2 bedrooms, 15 and 11 sq.m. respectively.

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 A.

Car parking available at an extra cost. The basement also comprises cellars (here n° 11 - included in the price) and spaces reserved for utilities (garbage cans and meters).

This project is located in the welcoming and pleasant Woluwe-St-Pierre 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	€ 445.000	Living surface	75 m <sup>2</sup>
Bedrooms	2	Bathrooms	1
Parkings (indoor)	1	Floor	3
Floors	3	Available	vanaf akte
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Heating (type)	individual
Heating	floor heating	Neighborhood	quiet
Neighborhood	central	Cellar	✓
Elevator	✓	Double glass	✓
PEB	95 kW/m <sup>2</sup>	PEB category	B
EPC code	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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