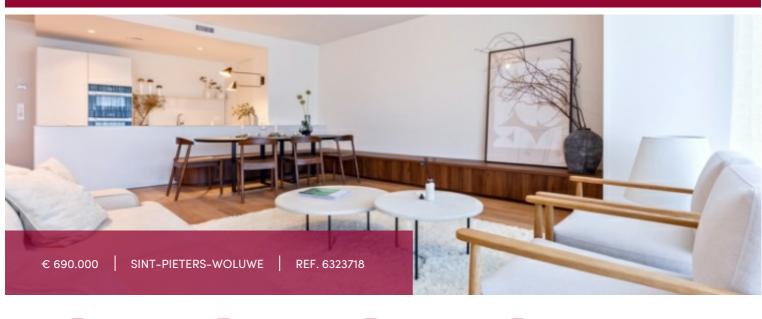


info@victoire.be +32 (0)2 375 10 10







Montgomery area - 2 bedroom flat NEW + terrace

Avenue de Tervueren 249, 1150 Sint-Pieters-Woluwe

Victoire proposes you this 2-bedroom flat in the beautiful project "Tervueren Square".

A stunning 52-apartment project offering an incomparable living environment in Brussels, where you can enjoy both the pleasures of the city and the benefits of nature.

It is set out as follows : entrance hall, with utility/laundry room, opening onto the beautiful living room with dining area and superequipped open kitchen (Bultaup); the terrace with a view on the gardens is a pleasant extension of this living space.

The night hall with separate toilet and shower room welkomes the 2 bedrooms, each with its own balcony overlooking the front of the residence. The master bedroom has a large en suite bathroom with WC, and bathtub.

High-quality finishes, powerful home automation, sustainable & smart building.

Parking for cars (with recharging station at extra charge), motorcycles and/or bicycle cargos are available at extra costs. Cellar in extra too.

Ideally located, close to the Montgomery-Mérode shopping district and between the splendid Parc de la Woluwe and Parc du Cinquantenaire, you'll reach the city center or the European Quarter in just a few minutes - on foot, by bike, by car or by public transport, everything is close at hand.

Sale under the RR regime (land) and VAT (construction) -> possibility at 6% if under conditions (1st purchase, - of 200 sqm, not for investors and to live there 5 years).

Contact us to find out more about this project / 02 375 1010 - new@victoire.be



info@victoire.be +32 (0)2 375 10 10

Characteristics

GENERAL

Туре	flat		
Price	€ 690.000		
Terrace surface	14.76 m ²		
Bathrooms	1		
Parkings (indoor)	1		
Floors	8		
Construction year	2025		
Facades	2		
Toilets	2		
Heating (type)	heat recovery installation		
Neighborhood	central		
Cellar	~		
Double glass	~		
EPC code	В		

City	Sint-Pieters-Woluwe			
Living surface	116 m ²			
Bedrooms	2			
Shower rooms	1			
Floor	2			
Available	vanaf akte			
State	new			
Kitchen (type)	US hyper equipped			
Laundry room	~			
Heating	geothermics			
Neighborhood	quiet			
Elevator	~			
PEB	50 kW/m²			
PEB category	В			

MANDATORY INFO

Building permit	Summons and recovery claim	
Not announced	Not announced	
Urban destination	Pre-emption right	
Not announced	Not announced	
Subdivision permit	Flood prone area	
Not announced	not located in flood area	

FINANCIAL

Under VAT		
\checkmark		



SELL SERVICE

info@victoire.be +32 (0)2 375 10 10

