



€ 745.000 | SINT-PIETERS-WOLUWE | REF. 6323768



TERRACE SURFACE

 29.57 m<sup>2</sup>


LIVING SURFACE

 136 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2

## Montgomery AREA - 3 BEDROOM FLAT + terrace

 **Avenue de Tervueren 249, 1150 Sint-Pieters-Woluwe**

Victoire proposes you this 3-bedroom flat on the 1st floor in the beautiful residence "Tervueren Square". A new 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's layout is as follows : Entrance hall and vestiaire with separate WC. Large living area with dining room and superbly equipped open Bulthaup kitchen, extended by the front terrace.

The night hall houses the 3 bedrooms, a second separate toilet, a shower room and a utility room. The master bedroom benefits from an en-suite bathroom with bath, shower and WC. All 3 bedrooms have also access to the terrace.

Exquisite 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 area 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

## Characteristics

### GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 745.000	Living surface	136 m <sup>2</sup>
Terrace surface	29.57 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	1
Floors	8	Available	bij oplevering
Construction year	2024	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	heat recovery installation	Heating	geothermics
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	50 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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