



€ 450.000 | SINT-PIETERS-WOLUWE | REF. 6373747



TERRACE SURFACE

 5 m²


LIVING SURFACE

 84 m²


BEDROOMS

2



BATHROOMS

1

2 bedroom flat + terrace, 2nd floor - NEW

 **François Gay 91, 1150 Sint-Pieters-Woluwe**

The brand-new "WOLUVERT" project features a small building divided into 4 separate units. This 2-bedroom apartment, on the 2nd floor, offers a surface area of 84 sqm and benefits from a covered terrace at the front.

This terrace is a pleasant extension of the living space, which includes the superbly equipped open-plan kitchen, living room and dining room. The hall houses the bathroom, technical area and a separate toilet and opens onto the 2 beautiful bedrooms, quietly located at the rear of the building, overlooking the interior garden.

The building is attractively designed in white bricks, giving the whole place a lovely luminosity, and enjoys the "sustainable" label thanks to carbon balancing, optimal isolation, with priority to wood, use of rainwater, solar panels to supply electricity to the common areas, PEB A or B).

The neighborhood is ideal, close to the WSP Cultural Center and all amenities (excellent schools, major roads, quality shops).

2 car parking spaces (in extra) and 12 bicycle parking spaces are available on the ground floor. Sale subject to reduced registration fees on the land and VAT on the building (6% if qualifying conditions are met). Delivery scheduled for summer 2025.

Contact us now for further details on this project: 02 3751010 / new@victoire.be

Characteristics

GENERAL

| | | | |
|-----------------|-------------------|-------------------|------------------------------|
| Type | flat | City | Sint-Pieters-Woluwe |
| Price | € 450.000 | Living surface | 84 m ² |
| Terrace surface | 5 m ² | Bedrooms | 2 |
| Bathrooms | 1 | Parkings (indoor) | 2 |
| Floor | 2 | Floors | 4 |
| Available | bij oplevering | Construction year | 2025 |
| State | new | Facades | 2 |
| Kitchen (type) | US hyper equipped | Toilets | 1 |
| Laundry room | ✓ | Heating (type) | underfloor heating partially |
| | | Heating | hot air pump |
| Neighborhood | quiet | Neighborhood | residential area |
| Cellar | ✓ | Elevator | ✓ |
| Double glass | ✓ | PEB | 45 kW/m ² |
| | | PEB category | A |
| 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 | ✓ |
|-----------|---|

