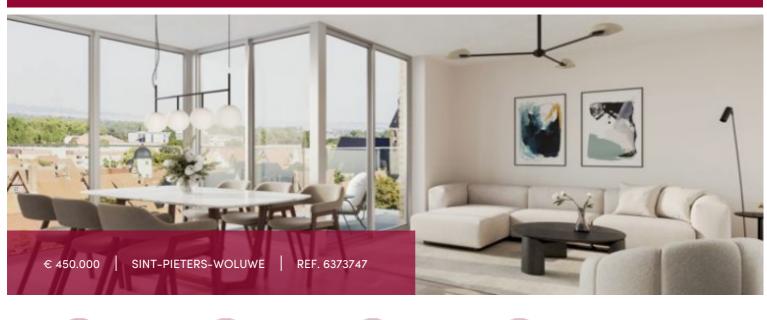


info@victoire.be +32 (0)2 375 10 10







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



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Characteristics

GENERAL

| Туре | flat € 450.000 | | | |
|-----------------|-------------------|--|--|--|
| Price | | | | |
| Terrace surface | 5 m ² | | | |
| Bathrooms | 1 | | | |
| Floor | 2 | | | |
| Available | bij oplevering | | | |
| State | new | | | |
| Kitchen (type) | US hyper equipped | | | |
| Laundry room | ~ | | | |
| Neighborhood | quiet | | | |
| Cellar | ~ | | | |
| Double glass | ~ | | | |
| EPC code | В | | | |
| | | | | |

| Sint-Pieters-Woluwe | | |
|------------------------------|--|--|
| 84 m ² | | |
| 2 | | |
| 2 | | |
| 4 | | |
| 2025 | | |
| 2 | | |
| 1 | | |
| underfloor heating partially | | |
| hot air pump | | |
| residential area | | |
| ~ | | |
| 45 kW/m² | | |
| A | | |
| | | |

MANDATORY INFO

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

FINANCIAL

| Under VAT | | |
|--------------|--|--|
| \checkmark | | |



SELL SERVICE

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

