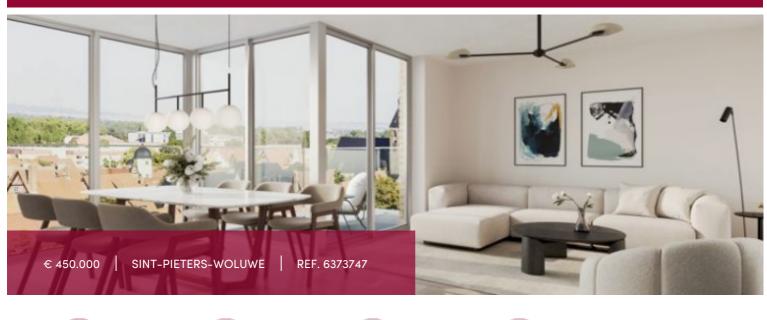


info@victoire.be +32 (0)2 375 10 10







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



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

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

