



€ 445.000 | SINT-PIETERS-WOLUWE | REF. 6373753



TERRACE SURFACE

 5 m<sup>2</sup>


LIVING SURFACE

 84 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

1

 **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 1st 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 etc.).

The neighborhood is ideal, close to the WSP Cultural Center and all amenities (excellent schools, major roads, quality shops, hospitals). 2 car parking spaces (in extra) and 12 bicycle parking spaces are available on the first floor. The basement includes 3 cellars, and spaces reserved for utilities (garbage cans and meters).

Sale subject to 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	€ 445.000	Living surface	84 m <sup>2</sup>
Terrace surface	5 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Parkings (indoor)	2
Floor	1	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	✓	Double glass	✓
PEB	45 kW/m <sup>2</sup>	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	✓
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