



€ 790.000 | UKKEL | REF. 6496176



LIVING SURFACE

 266 m²


LAND SURFACE

 259 m²


BEDROOMS

4



BATHROOMS

3



GARAGES

1

New single-family house - 4 bedrooms + office and playroom, terraces and garden

 **Rue Engeland , 1180 Ukkel**

This elegant single-family home is situated in a peaceful and elevated setting on Engelandstreet, offering a thoughtful layout across three levels. Key features include:

Ground Level: An entrance hall with a coatroom and guest WC, providing access to the garage and cellars. The well-equipped kitchen, complete with a technical room, is located adjacent to a spacious living area and dining room. This open-plan space boasts generous volume and a delightful sense of space, with direct access to a terrace and garden.

First Floor: A small hallway leads to three bedrooms (16.38, 10.3, and 11.5 sq.m.), a 7.45 sq.m. playroom, a second separate toilet, a bathroom with a bath and double washbasin, and a shower room with a single washbasin. One of the bedrooms and the playroom have access to a second, south-facing terrace.

Second Floor: This level features a fourth bedroom (16.86 sq.m.) with views of the green roofs, a study, a third separate toilet, and a shower room with a double washbasin and shower.

The home's interior is finished with understated yet tasteful materials, creating a welcoming atmosphere. Additional sustainable features include triple glazing, heat pumps, and a green roof that can be outfitted with solar panels.

Located in a developing neighborhood in the south of Uccle, near a protected nature reserve and the NATURA 2000 zone, the house is close to the Lycée Français and only 7 minutes away from Fort Jaco and the St-Job district.


Sale Conditions: The property sale is subject to registration duty on the land and VAT on the building.

Characteristics

GENERAL

Type	house	City	Ukkel
Price	€ 790.000	Living surface	266 m ²
Land surface	259 m ²	Terrace surface	28 m ²
Bedrooms	4	Bathrooms	3
Garages	1	Parkings (indoor)	1
Parkings	1	Floors	2
Available	bij oplevering	Construction year	2027
State	new	Facades	2
Kitchen (type)	US hyper equipped	Office	✓
Office area	8.27 m ²	Toilets	3
Laundry room	✓	Heating (type)	individual
		Heating	hot air pump
Neighborhood	Free sight	Neighborhood	woods
Cellar	✓	Double glass	✓
PEB category	A	EPC code	A

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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