



€ 640.000 | VORST (BRUSSEL-HOOFDSTAD) | REF. 6502275



LIVING SURFACE

 155 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

 18 m<sup>2</sup>

## GREEN FOREST - 3 bedroom house NEW, with terrace and garden

**Chaussée de Neerstalle 184, 1190 Vorst (Brussel-Hoofdstad)**

Attractive 155 sq.m., 3-bedroom, 2-level single-family house inside a large courtyard garden, with 18 sq.m. terrace and 56 sq.m. private backyard

Private entrance along this backyard, small hall with staircase leading to the first floor.

Nice living area with dining and sitting room and super-equipped open-plan kitchen. Coatroom, utility room and guest WC.

The first floor features a night hall, 3 bedrooms and 2 shower rooms, one complete with toilet, bathtub and washbasin, the other with shower and washbasin.

The master bedroom with a small bureau space overlooks the green roof, while the other 2 bedrooms benefit from a south-facing terrace.

View inside the nice courtyard.

These homes are certified GREEN, totally independent of fossil fuels, and meet today's stringent energy standards (PEB A).

Construction will be carried out by ARTONE and the DDS+ architectural firm -> a guarantee of aesthetics and quality.

The project, located between chaussée de Nerstalle and rue Auguste Lumière, will benefit from a splendid inner garden, a veritable peaceful green oasis that will offer residents calm and relaxation. The municipal park is just 2 steps away, as are sports clubs (field hockey and soccer), schools and all types of transport (streetcar, bus, train and bike), the entrance to the west ring road and a large shopping center. A multitude of assets that will guarantee a perfect balance between an active lifestyle and a pleasant daily life.

Make the most of this new development for your future home, in a neighborhood that is undergoing a metamorphosis.

VAT - + rebate (subject to conditions). Delivery scheduled for summer 2026.


Contact us for a project presentation - 02 375 1010 / new@victoire.be

## Characteristics

### GENERAL

Type	house	City	Vorst (Brussel-Hoofdstad)
Price	€ 640.000	Living surface	155 m <sup>2</sup>
Terrace surface	18 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floors	2	Available	bij oplevering
Construction year	2026	State	new
Garden surface	56 m <sup>2</sup>	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Heating (type)	individual	Heating	hot air pump
Neighborhood	quiet	Neighborhood	city
Double glass	✓	PEB	46 kW/m <sup>2</sup>
		PEB category	B
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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