

€ 525.000 | SINT-PIETERS-WOLUWE | REF. 6553641



TERRACE SURFACE

4 m<sup>2</sup>



LIVING SURFACE

80 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1

## "THE POST" project - 2 bedroom flat + balcony

 **Avenue Charles Thielemans 22-24, 1150 Sint-Pieters-Woluwe**

"THE POST" project, located avenue Charles Thielemans 22-24 in Woluwe-St-Pierre, is an existing building divided into NEW 13 units. Victoire proposes you here a lovely apartment, very luminous with view on the back of the building, 2 bedrooms and perfectly fitted out of 80 sqm. It is laid out as follows:

Entrance hall with 2 bedrooms (14 and 10.5 m<sup>2</sup>), bathroom, separate toilet and utility room.

Bright living room with dining corner and fully-equipped kitchen (SMEG appliances). A small terrace overlooking the rear of the building completes the living area.

The building is totally rebuilt, keeping a fine balance between the original and contemporary architecture of the property. The project is splendid, and in total harmony with a nowadays aesthetic and the desired sustainable construction standards (carbon offsetting, use of rainwater, solar panels to supply electricity to the common areas) - PEB B.

The basement also comprises cellars (here n° - included in the price) and spaces reserved for utilities (garbage cans and meters).

This project is located in the welcoming and pleasant WSP Cultural Center district, within walking distance of all amenities (excellent schools, accessible roads, quality shops (Rob for gourmets), excellent restaurants, etc.). Sale subject to VAT. Delivery is already scheduled for February 2025.


A visit of the project is possible, please contact us immediately for further details: 02 3751010 / new@victoire.be.

## Characteristics

### GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 525.000	Living surface	80 m <sup>2</sup>
Terrace surface	4 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floor	3	Floors	3
Available	vanaf akte	Construction year	2025
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	95 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	✓
-----------	---

