



€ 1.120.000 | WEZEMBEEK-OPPEM | REF. 6604383



LIVING SURFACE

 270 m²


LAND SURFACE

 383 m²


BEDROOMS

3



BATHROOMS


2



GARAGES

1

VILLA 5 - Project Elitea in Wezembeek Oppem

 **rue Galgenveld 17-25, 1970 Wezembeek-Oppem**

This VILLA 5 is part of a development of 5 new villas, located in the quiet residential area of the street "Galgenveld" in Wezembeek-Oppem. The whole exudes harmony in a contemporary style: beautiful, simple and effective! The house is laid out as follows:
 Basement floor: entrance to the bicycle room on left side of house, 8.19 sq laundry/utility room with boiler and access to 17,54 sqm cellar and an extra spare space of 38,44 sqm (with electric connexion and floor heating), staircase to upper floors, 1 outdoor parking space.

Ground floor: entrance hall + checkroom and guest WC. Spacious 49.87 sq² living room and dining room with bay window opening onto the terrace (27 sq²) and garden, super-equipped open-plan kitchen (8.76 sq²) and guest toilet.

The 2nd floor features a night hall distributing the bedrooms: including the master bedroom forming a private space (with dressing room and bathroom with bath, shower and 2 sinks + an en-suite separate toilet) of 18,55 sq², 2 other bedrooms, a bathroom with bath and shower, 1 sink and a separate toilet.

The strengths of this house are: A- EPB (optimal insulation, a heat pump combined with photovoltaic panels), sober architecture coupled with sophisticated design and high quality finishes.

Ideally located in a quiet, residential street, this villa is close to the lively Stockel neighborhood, Dumon Square and, further away, the beautiful Parc de Tervuren. A quiet residential area yet easily accessible.

Sale subject to registration duties on the land (12.5%) and VAT on construction (21%). Completion at the end of 2025.


We will be happy to show you this house, at your home or ours, at your convenience: 02 375 1010 / new@victoire.be

Characteristics

GENERAL

Type	house	City	Wezembeek-Oppem
Price	€ 1.120.000	Living surface	270 m ²
Land surface	383 m ²	Terrace surface	27 m ²
Bedrooms	3	Bathrooms	2
Garages	1	Parkings (indoor)	1
Parkings	1	Floors	2
Available	bij oplevering	Construction year	2026
State	new	Facades	4
Kitchen (type)	hyper equipped	Office	✓
Toilets	4	Laundry room	✓
Heating (type)	underfloor heating partially	Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Double glass	✓
PEB	45 kW/m ²	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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