

€ 3.950 | SINT-PIETERS-WOLUWE | REF. 6807351



TERRACE SURFACE

35 m<sup>2</sup>



LIVING SURFACE

234 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

3



GARAGES

1

## Flat at Sint-Pieters-Woluwe

**Avenue de Tervueren 299, 1150 Sint-Pieters-Woluwe**

Victoire - Junot is pleased to present this stunning 234 m<sup>2</sup> apartment, ideally located on the 4th floor of a high-end residence, along one of the capital's most beautiful avenues, just a stone's throw from the prestigious Stoclet Palace and the Woluwe Park. Bright and spacious, the apartment is laid out as follows:

A generous entrance hall with built-in closets leads you into an elegant 28 m<sup>2</sup> living room, which opens onto a 21 m<sup>2</sup> dining room —perfect for entertaining. The fully equipped kitchen with a cozy breakfast area (19 m<sup>2</sup>) will delight cooking enthusiasts. A guest WC completes the daytime area.

The night quarters offer three lovely bedrooms:

A first bedroom of 19 m<sup>2</sup> with an en-suite shower room and a hallway with built-in dressing.

A second bedroom of 19 m<sup>2</sup> with its own bathroom.

A third bedroom (17 m<sup>2</sup>) forming a full suite, including a dressing area, a bathroom, a shower, and a private WC.

An exceptional asset: a beautiful south-facing terrace of ±35 m<sup>2</sup>—ideal for enjoying sunny days.

Additional features include: Installed blinds and shutters, double glazing throughout, closed garage box with electric door for two cars and a 4 m<sup>2</sup> cellar. PEB: C+

A rare opportunity not to be missed.


To be discovered at Victoire - Junot - [www.victoire.be](http://www.victoire.be) - Tel : 02 375 10 00

## Characteristics

### GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 3.950	Living surface	234 m²
Terrace surface	35 m²	Bedrooms	3
Bathrooms	3	Garages	1
Floor	4	Floors	6
Available	mits inachtneming huurders	Construction year	2006
State	Very good state	Facades	2
Kitchen (type)	hyper equipped	Office	✓
Toilets	3	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	Elevator	✓
Double glass	✓	PEB	112 kW/m²
		PEB category	C

### MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination living zone	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area not located in flood area

### FINANCIAL

Tenant charges 200 €	Rental deposit 2 months
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