



TERRACE SURFACE

7.6 m²



LIVING SURFACE

120 m²



BEDROOMS

3



BATHROOMS

2

FAUBOURG 444 - Splendid 3 bedroom flat with terrace

 **Rue Vanderkindere 444, 1180 Ukkel**

Victoire-Junot presents "Faubourg 444", a project comprising 9 apartments and a fine retail unit (already sold), which is settling in Uccle, on the corner of Rue Vanderkindere and Rue Primevère. This is a splendid 120 sq.m., 3-bedroom, walk-through apartment with one front terrace, as follows: Large entrance hall with space for checkroom and guest WC, leading to the living area comprising the dining room, the living room and the super-equipped open-plan kitchen with access to the front terrace; the hall, extending into the night hall, leads to the 3 bedrooms, 2 of which are located at the rear and benefit from a view onto the gardens. The 3rd bedroom is at the front. A shower room with double washbasin, a bathroom also with double washbasin, a utility/technical room and a second separate toilet complete this apartment. Cellar and bikespace included - parking in extra. Materials and finishes are chosen with care and attention to detail, reflecting a taste for timeless charm. Last but not least, the project's situation seduces with its chic urban elegance close to Avenue Molière and its pretty adjacent streets, its conviviality and tranquility. Here, everything invites you to enjoy neighborhood life, with its high-quality shops and restaurants, green spaces and pleasantly shaded squares.

Sale under RR (12,5 %) and under VAT 21 % (6% possible under conditions).

Don't wait, contact us for a presentation of your future home!

Characteristics

GENERAL

Type	flat
Price	€ 802.500
Terrace surface	7.6 m²
Bathrooms	2
Floor	2
Available	bij oplevering
State	New
Kitchen (type)	US hyper equipped
Laundry room	✓
Neighborhood	quiet
Cellar	✓
Double glass	✓
EPC code	A

City	Ukkel
Living surface	120 m²
Bedrooms	3
Parkings (indoor)	1
Floors	3
Construction year	2027
Facades	2
Toilets	2
Heating (type)	underfloor heating partially
Heating	hot air pump
Neighborhood	central
Elevator	✓
PEB	35 kW/m²
PEB category	A

MANDATORY INFO

Building permit	Not announced
Urban destination	Not announced
Subdivision permit	Not announced

Summons and recovery claim	Not announced
Pre-emption right	Not announced
 Flood prone area	not located in flood area

FINANCIAL

Under VAT	✓
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