



€ 795.000 | UKKEL | REF. 6880352



LIVING SURFACE

 215 m<sup>2</sup>


LAND SURFACE

 265 m<sup>2</sup>


BEDROOMS

4



BATHROOMS

3



GARAGES

1

## New single-family house - 4 bedrooms + office and playroom, terraces and garden

📍 Rue Engeland 490, 1180 Ukkel

This elegant single-family home is situated in a peaceful and elevated setting on Engelandstreet, offering a thoughtful layout across three levels. Key features include:

**Ground Level:** An entrance hall with a coatroom and guest WC, providing access to the garage and cellars. The well-equipped kitchen, complete with a technical room, is located adjacent to a spacious living area and dining room. This open-plan space boasts generous volume and a delightful sense of space, with direct access to a terrace and garden.

**First Floor:** A small hallway leads to three bedrooms (16.38, 10.3, and 11.5 sq.m.), a 7.48 sq.m. playroom, a second separate toilet, a bathroom with a bath and double washbasin, and a shower room with a single washbasin. One of the bedrooms and the playroom have access to a second, south-facing terrace.

**Second Floor:** This level features a fourth bedroom (16.86 sq.m.) with views of the green roofs, a study, a third separate toilet, and a shower room with a double washbasin and shower.

The home's interior is finished with understated yet tasteful materials, creating a welcoming atmosphere. Additional sustainable features include triple glazing, heat pumps, and a green roof that can be outfitted with solar panels.

Located in a developing neighborhood in the south of Uccle, near a protected nature reserve and the NATURA 2000 zone, the house is close to the Lycée Français and only 7 minutes away from Fort Jaco and the St-Job district.

**Sale Conditions:** The property sale is subject to registration duty on the land and VAT on the building.

## Characteristics

### GENERAL

Type	house	City	Ukkel
Price	€ 795.000	Living surface	215 m <sup>2</sup>
Land surface	265 m <sup>2</sup>	Terrace surface	28 m <sup>2</sup>
Bedrooms	4	Bathrooms	3
Garages	1	Parkings (indoor)	1
Parkings	1	Floors	2
Available	bij oplevering	Construction year	2027
State	New	Facades	2
Kitchen (type)	US hyper equipped	Office	✓
Office area	8.27 m <sup>2</sup>	Toilets	3
Laundry room	✓	Heating (type)	individual
Neighborhood	Free sight	Heating	hot air pump
Cellar	✓	Neighborhood	woods
PEB category	A	Double glass	✓
		EPC code	A

### MANDATORY INFO

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

### FINANCIAL

Under VAT
✓

