



€ 4.550 | UKKEL | REF. 7221621



TERRACE SURFACE

28 m<sup>2</sup>



LIVING SURFACE

291 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

3

## Flat at Ukkel

 **1180 Ukkel**

Presented by Maia Zinchenko Tel : 0473/36.58.05 ou maia.zinchenko@victoire.be

Victoire-Junot presents:


In the sought-after Prince d'Orange neighborhood, within a small condominium set in lush greenery, discover this superb apartment in perfect condition, offering a built area of  $\pm 291$  m<sup>2</sup>, complemented by a south-facing terrace of  $\pm 20$  m<sup>2</sup>. This exceptional property is composed as follows: entrance hall with wardrobe and guest facilities, spacious receptions of  $\pm 72$  m<sup>2</sup> opening onto the terrace, fully equipped kitchen, living room or office, master suite with a large dressing room and an en-suite bathroom, 3 generously sized bedrooms, a bathroom, and a shower room including a laundry area. A cellar and 2 parking spaces. Energy Performance Certificate (EPC) C+.

## Characteristics

### GENERAL

|                 |                          |                   |              |
|-----------------|--------------------------|-------------------|--------------|
| Type            | flat                     | City              | Ukkel        |
| Price           | € 4.550                  | Living surface    | 291 m²       |
| Terrace surface | 28 m²                    | Bedrooms          | 4            |
| Bathrooms       | 2                        | Shower rooms      | 1            |
| Floor           | 2                        | Floors            | 3            |
| Available       | onmiddellijk             | Construction year | 1975         |
| State           | Very good state          | Facades           | 4            |
| Kitchen (type)  | hyper equipped           | Office            | ✓            |
| Office area     | 16 m²                    | Toilets           | 3            |
| Laundry room    | ✓                        | Heating (type)    | collective   |
|                 |                          | Heating           | condensation |
| Neighborhood    | quiet                    | Neighborhood      | woods        |
| Cellar          | ✓                        | Elevator          | ✓            |
| PEB             | 109 kW/m²                | PEB category      | C            |
| EPC code        | 20240807-0000687147-01-3 |                   |              |

### MANDATORY INFO

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

### FINANCIAL

|                        |                         |
|------------------------|-------------------------|
| Property tax<br>6109 € | Tenant charges<br>650 € |
|------------------------|-------------------------|

