



€ 1.465.000 | WATERMAAL-BOSVOORDE | REF. 7291385



LIVING SURFACE

300 m²



LAND SURFACE

633 m²



BEDROOMS

4



BATHROOMS

3



GARAGES

1

Three Lindens neighborhood in Watermael-Boitsfort – NEW single-family house with 4 bedrooms, terrace, and garden.

 **Rue du Pinson 85-123, 1170 Watermaal-Bosvoorde**

A great opportunity for this new project of four single-family homes, located in a calm residential area in Watermael-Boitsfort. These four homes, designed in a BEL-ÉTAGE style, will each offer an area of about 300 m². They will provide generous living spaces, two terraces, a garden and four bedrooms. A garage will be adjacent to the entrance, complemented by a parking space in front of it, ensuring additional comfort. The cellar and boiler room will be located on the garden side, on the same level. A city-garden will allow residents to enjoy the tranquillity of the neighbourhood. Many amenities are close by: excellent schools, a variety of shops and public transport.

These houses have been designed to be as functional as possible, laid out for optimal use, with durable materials and careful finishes. Energy comfort will be ensured by an innovative heating system (geothermal heat pump).

Energy rating: EPC A. Expected delivery: Autumn 2027. Sale under registration duties of 12.5% and VAT of 21%.

For more information or to discuss the different layout possibilities, please contact us: +32 2 375 10 10 / new@victoire.be

Characteristics

GENERAL

Type	house	City	Watermaal-Bosvoorde
Price	€ 1.465.000	Living surface	300 m²
Land surface	633 m²	Terrace surface	52 m²
Bedrooms	4	Bathrooms	3
Garages	1	Parkings (indoor)	1
Parkings	1	Floors	2
Available	bij oplevering	Construction year	2027
State	New	Garden surface	472 m²
Facades	3	Kitchen (type)	US hyper equipped
Toilets	3	Laundry room	✓
Heating (type)	underfloor heating partially	Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Double glass	✓
PEB	20 kW/m²	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 ✓

