SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10




€ 850.000 | WOLUWE-SAINT-LAMBERT | REF. Les Papillons d'Eden - Apt. 7

| LIVING SURFACE | BEDROOMS | BATHROOMS | TERRACE SURFACE |
|---|---|---|---|
| 201 m² | 3 | 3 | 48 m² |

# 3 bedroom + bureau Apartment NEW - Georges Henri district in Woluwe-Saint-Lambert

**12 Rue J-B. Timmermans , 1200 Woluwe-Saint-Lambert**

In the project Les PAPILLONS D'EDEN, located in the heart of the Georges Henri area, Junot-Victoire proposes this 3 bedroom apartment + bureau (liberal profession), interesting and quite atypic, offering a maximum of luminosity. The entrance next to the garage will be possible via the Timmermans street - On the first floor, 1 big bureau of +/- 31 sqm well delimited + separate WC. The access to the house (on the 1st floor) will be via a staircase inside the property, the apartment of +/- 170sqm is declined as follows: 1 beautiful entrance hall, 1 guest toilet, 1 laundry room, 1 large living room with super equipped kitchen open on the dining room and the living room with access to the 2 terraces, 1 bedroom, master, 2 bedrooms with opening on the terrace/garden, 1 complete bathroom and 1 bathroom. The only garage of the building completes this property (+ 40 000 €). This project, built in a sustainable spirit (materials and construction) is located in a sought-after area of Woluwe-Saint-Lambert, family and urban at the same time, near the Georges Henri Park, excellent schools, shops and public transport. Sale under VAT (21 % BUT POSSIBILITY AT 6 % UNDER CONDITIONS). Contact us quickly for more details: 02 375 1010 / new@victoire.be

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# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Woluwe-Saint-Lambert |
| Price | € 850.000 | Living surface | 201 m² |
| Terrace surface | 48 m² | Heating | Gas |
| Bedrooms | 3 | Bathrooms | 2 |
| Shower rooms | 1 | Floor | 1 / 3 |
| Available | To be agreed | Available | 31-10-2027 |
| Construction year | 2027 | State | New |
| Facades | 2 | Bedroom | 15 m² |
| Bedroom | 14.5 m² | Bedroom | 12 m² |
| Bathroom | 2 | Lavatory | 2 |
| Terrace | 48 m² | Living room/dining area | 44 m² |
| Garden | 69 m² | Intercom | |
| Videophone | | Double glazing | |
| Lift | | Disabled access | |
| Bus | | Shops | |
| Primary school | | Sport center | |
| Train station | | Highway | |
| Secondary school | | Metro | |
| Park | | Supermarket | |
| Nursery | | Day care | |
| Doctor | | Town centre | |
| Taxi | | Airport | |
| Possibility of connecting : Water / Gas / Electricity | | PEB | 45 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
Non-flood zone

## FINANCIAL

Price
€ 850.000

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