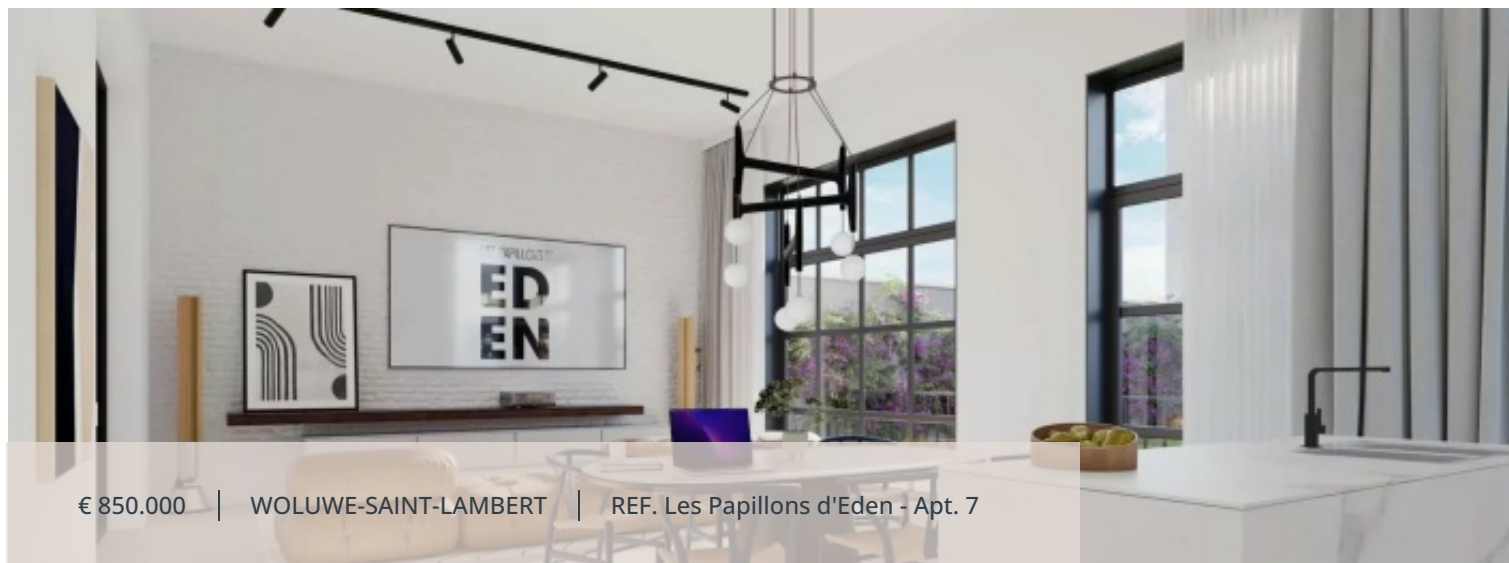




€ 850.000 | WOLUWE-SAINT-LAMBERT | REF. Les Papillons d'Eden - Apt. 7



LIVING SURFACE

201 m²



BEDROOMS

3



BATHROOMS

3



TERRACE SURFACE

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

Characteristics

GENERAL

Type	Apartment
Price	€ 850.000
Terrace surface	48 m²
Bedrooms	3
Shower rooms	1
Available	To be agreed
Construction year	2027
Facades	2
Bedroom	14.5 m²
Bathroom	2
Terrace	48 m²
Garden	69 m²
Videophone	
Lift	
Videophone	
Lift	
Bus	
Primary school	
Train station	
Secondary school	
Park	
Bus	
Primary school	
Train station	
Secondary school	
Park	
Nursery	
Doctor	
Taxi	
Possibility of connecting : Water / Gas / Electricity	
EPC code	A

City	Woluwe-Saint-Lambert
Living surface	201 m²
Heating	Gas
Bathrooms	2
Floor	1 / 3
Available	31-10-2027
State	New
Bedroom	15 m²
Bedroom	12 m²
Lavatory	2
Living room/dining area	44 m²
Intercom	
Double glazing	
Intercom	
Double glazing	
Disabled access	
Shops	
Sport center	
Highway	
Metro	
Supermarket	
Shops	
Sport center	
Highway	
Metro	
Supermarket	
Day care	
Town centre	
Airport	
PEB	45 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
Non-flood zone

FINANCIAL

Price
€ 850.000

