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



LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES	TERRACE SURFACE
270 m²	3	2	1	27 m²

VILLA 2 - Project Elitea in Wezembeek Oppem

rue Galgenveld 17-25, 1970 Wezembeek-Oppem

This VILLA 2 is part of a development of 5 new villas, located in the quiet residential area of the street "Galgenveld" in Wezembeek-Oppem. The whole exudes harmony in a contemporary style: beautiful, simple and effective! The house is laid out as follows: First floor: entrance hall + checkroom and guest toilet, stairs to the upper floors, utility/technical room of 8.36 sq with boiler and access to the garage of 49.57 sq (for 1 car) - 1 parking space outside. 1st floor: Large living room of 57 sq with a lounge + office and dining room with bay window opening onto the terrace (27 sq) and garden; the open, fully equipped kitchen (9 sq) and a guest toilet. The 2nd floor has a night hall leading to the bedrooms: including the master bedroom, which forms a private space (with dressing room and bathroom with bath, shower and 2 sinks + a separate en-suite WC) of 18.63 sq, 2 other bedrooms, a bathroom with bath and shower, 1 sink and a separate WC. The strengths of this house are: A- EPB (optimal insulation, a heat pump combined with photovoltaic panels), sober architecture coupled with sophisticated design and high quality finishes. Ideally located in a quiet, residential street, this villa is close to the lively Stockel neighborhood, Dumon Square and, further away, the beautiful Parc de Tervuren. A quiet residential area yet easily accessible. Sale subject to registration duties on the land (12.5%) and VAT on construction (21%). Completion at the end of 2025. We will be happy to show you this house, at your home or ours, at your convenience: 02 375 1010 / new@victoire.be

Characteristics

GENERAL

Type	House	City	Wezembeek-Oppem
Price	€ 1.155.000	Living surface	270 m²
Terrace surface	27 m²	Heating	Heat pump
Bedrooms	3	Bathrooms	2
Garages	1	Floors	2
Available	To be agreed	Available	31-12-2025
Construction year	2026	State	New
Facades	4	Bedroom	18.63 m²
Bedroom	13.77 m²	Bedroom	17.1 m²
Kitchen	8.93 m²	Bathroom	2
Office	5.4 m²	Lavatory	3
Terrace	27 m²	Land	386 m²
Living room/dining area	56.89 m²	Videophone	
Double glazing		Security door	
Intercom		Sliding windows	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Airport		Golf	
Hospital/clinic		Doctor	
On main road		Supermarket	
University		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
€ 1.155.000

Victoire Junot

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