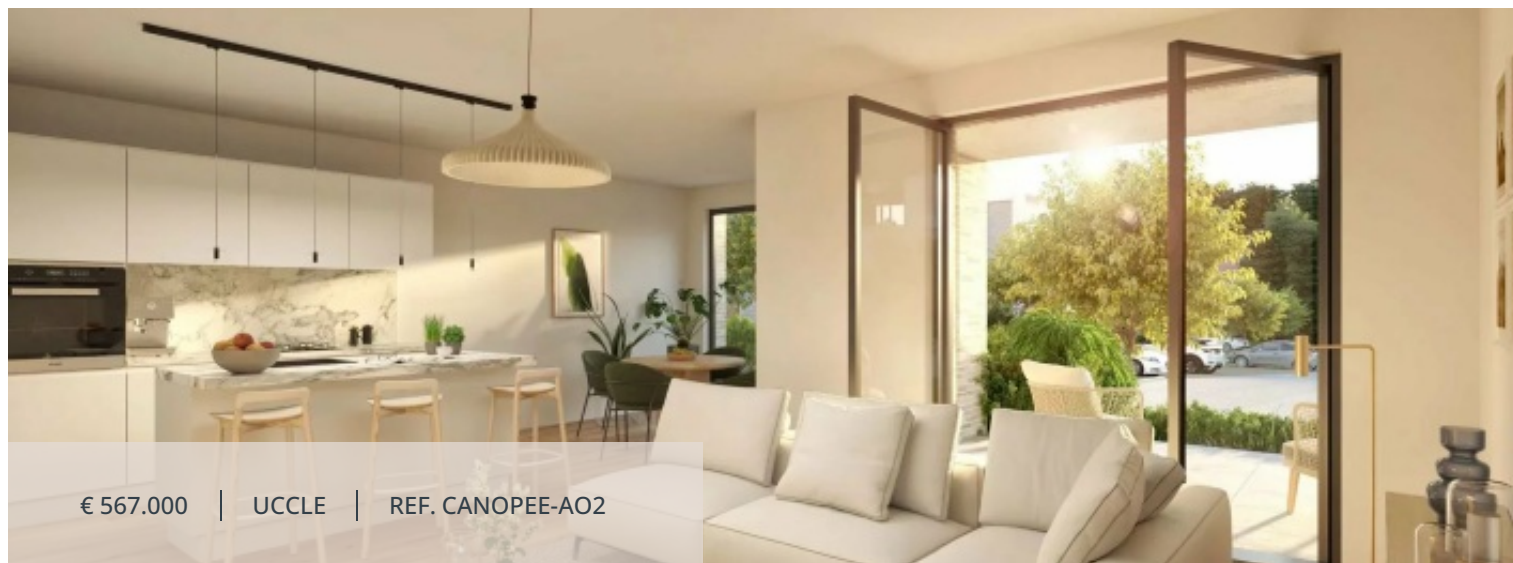




€ 567.000 | UCCLE | REF. CANOPEE-AO2



LIVING SURFACE

120.08 m²



BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

12.8 m²

Your rendez-vous with greenery at the "CANOPEE" project in Uccle !

 **Clos Andrée Dumont 3, 1180 Uccle**

The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire-JUNOT offers: This beautiful 3-bedroom through-apartment with a terrace and garden is located at the front of the project – well-oriented to the SOUTH-WEST. An entrance hall with guest toilet. The living area is spacious and bright, featuring a fully equipped kitchen, slightly set back with access to the terrace, as well as the living and dining rooms, also with access to the terrace and garden. The night area includes 3 bedrooms, with the master bedroom having a shower room, toilet, and single sink, a utility room, and a bathroom with two sinks and a bathtub. All three bedrooms have balconies and views of the forest. This project will, of course, be designed with low energy consumption and a minimal ecological footprint. The finishes are elegant and understated, made from high-quality materials to provide maximum home comfort. As expected, the building will have an excellent energy performance certificate (EPC)! Parking (mandatory and additional) and a bike room are available. A storage cellar is also provided for each unit. Sales are under registration rights for the land and under VAT for the construction. This well-designed new neighborhood is peacefully immersed in a Natura 2000 area on the Kinsendael plateau, giving the feeling of living in the countryside! Yet, you are only 7 minutes away from Fort Jaco or Vivier d'Oie.

Characteristics

GENERAL

Type	Apartment	City	Uccle
Price	€ 567.000	Living surface	120.08 m²
Terrace surface	12.8 m²	Heating	Heat pump
Bedrooms	3	Bathrooms	2
Floors	4	Available	To be agreed
Available	31-03-2027	Construction year	2026
State	New	Facades	2
Bedroom	17.2 m²	Bedroom	9.1 m²
Bedroom	9.1 m²	Bathroom	2
Lavatory	2	Terrace	12.8 m²
Living room/dining area	38.3 m²	Garden	71.3 m²
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Security door	
Bus		Shops	
Sport center		Train station	
Highway		Primary school	
Nursery		Secondary school	
Day care		Doctor	
Possibility of connecting : Water / Gas / Electricity		PEB	35 kW/m²
		PEB category	A
EPC code	A		

MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	 Flood prone area
Not announced	Non-flood zone

FINANCIAL

Price

€ 567.000

