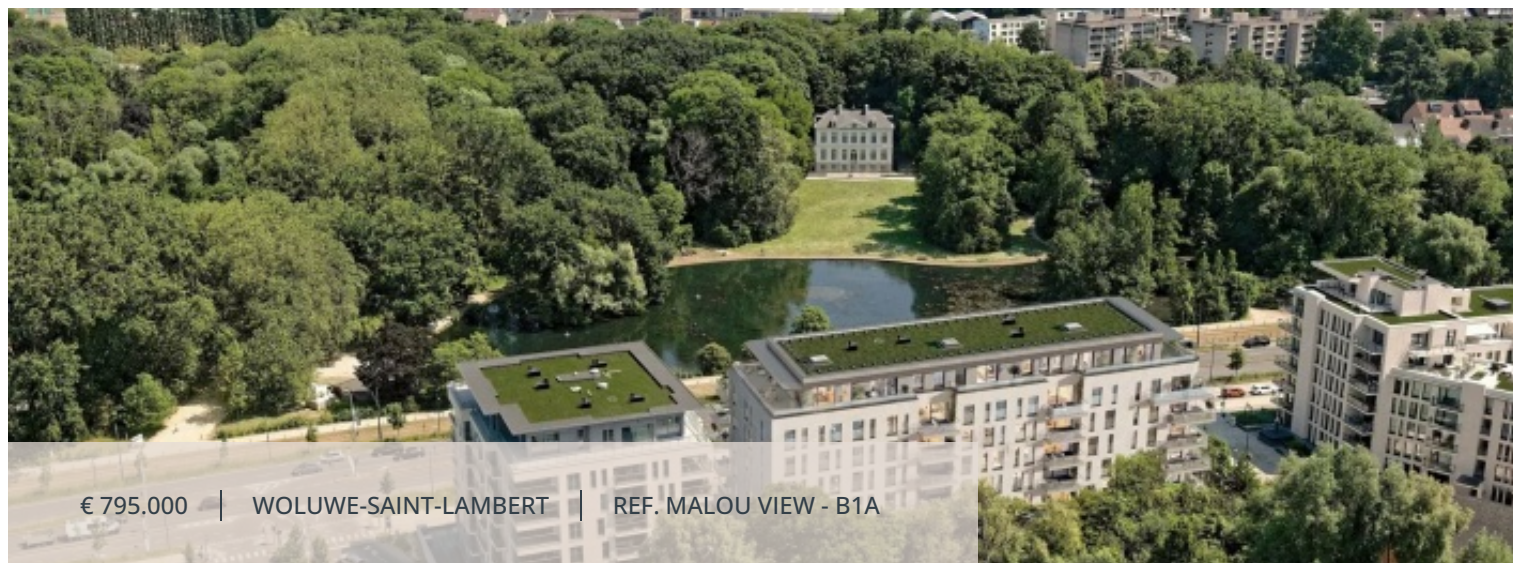




€ 795.000 | WOLUWE-SAINT-LAMBERT | REF. MALOU VIEW - B1A



LIVING SURFACE

130 m²



BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

21 m²

MALOU VIEW - 3 BEDROOM FLAT WITH FRONT TERRACE

 **Boulevard de la Woluwe 62, 1200 Woluwe-Saint-Lambert**

Boulevard de la Woluwe is welcoming an exceptional new project: MALOU VIEW. Victoire-Junot proposes this very beautiful 130 sq.m. - 3 bedrooms crossing apartment which features as follows: Entrance hall with guest WC and utility room/laundry room and shower room (with shower and single washbasin). The very attractive living room with dining area and fitted kitchen is enlarged by the terrace overlooking the Parc Malou. A first bedroom next to the living room also enjoys an access to this terrace. The other 2 bedrooms are located at the rear of the apartment, in a quiet area overlooking the trees and a green roof. The master one benefits from an en suite bathroom (with bath and double washbasin) as well as a dressing area and private toilet. Cargo bike parking at €5,000 The quiet surroundings, surrounded by trees, add to the serenity of the setting. Situated opposite the Château and Parc Malou, the project offers an unobstructed view of this beautiful green environment, while being at the heart of a dynamic neighborhood. Sale subject to VAT (21% - possibility of reduced rate to 6% subject to conditions) - PEB A. A great opportunity in a privileged setting. Contact us to find out more or to arrange a project presentation.

Characteristics

GENERAL

Type	Apartment
Price	€ 795.000
Terrace surface	21 m²
Bedrooms	3
Floor	1 / 6
Available	30-10-2027
State	New
Bedroom	15 m²
Bedroom	11 m²
Lavatory	2
Living room/dining area	40.5 m²
Videophone	
Lift	
Security door	
Shops	
Sport center	
Highway	
Secondary school	
Supermarket	
PEB	45 kW/m²
EPC code	A

City	Woluwe-Saint-Lambert
Living surface	130 m²
Heating	Heat pump
Bathrooms	2
Available	To be agreed
Construction year	2027
Facades	2
Bedroom	12.7 m²
Bathroom	2
Terrace	21 m²
Intercom	
Double glazing	
Disabled access	
Bus	
Primary school	
Train station	
Nursery	
Doctor	
Possibility of connecting : Water / Gas / Electricity	
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	
Potential flood zone	

FINANCIAL

Price

€ 795.000

