



€ 1.445.000 | WATERMAEL-BOITSFORT | REF. PINSON-M01



LIVING SURFACE

300 m²



BEDROOMS

4



BATHROOMS

3



GARAGES

1



TERRACE SURFACE

52 m²

Three Lindens neighborhood in Watermael-Boitsfort – NEW single-family house with 4 bedrooms, terrace, and garden.

 **Rue du Pinson 85-123, 1170 Watermael-Boitsfort**

Ideally located in a quiet and residential area of Watermael-Boitsfort, this NEW 3 facing family home offers an exceptional living environment. Designed in the traditional BEL-ÉTAGE style, the property provides approximately 300 m² of living space. The first floor features a beautiful living and dining area with an open-plan kitchen, extending onto a terrace and the attractive private garden. The four bedrooms are distributed across the second and third floors. One of the bedrooms on the second floor also benefits from a terrace overlooking the garden. A garage is located next to the entrance and is complemented by an additional outdoor parking space in front, ensuring extra convenience. The basement and boiler/technical room complete the ground floor. These homes have been carefully designed to maximize functionality and optimize the use of space, with durable materials and high-quality finishes throughout. Outstanding energy efficiency is ensured by an innovative heating system featuring a geothermal heat pump. Energy rating: EPC/PEB A. Expected delivery: Autumn 2027. Sale subject to registration duties of 12.5% on the land value and 21% VAT on the construction value. Numerous amenities are located nearby, including excellent schools, a wide range of shops, and convenient public transport connections. For further information or to explore the various layout possibilities, please contact us: +32 (0)2 375 10 10 / new@victoire.be

Characteristics

GENERAL

Type	House
Price	€ 1.445.000
Terrace surface	52 m²
Bedrooms	4
Garages	1
Available	To be agreed
Construction year	2027
Facades	3
Bedroom	19.2 m²
Bedroom	16.5 m²
Lavatory	3
Terrace	52 m²
Living room/dining area	35.4 m²
Intercom	
Double glazing	
Videophone	
Bus	
Primary school	
Train station	
Nursery	
Day care	
Public pool	
Taxi	
Tram	
Bus	
Primary school	
Train station	
Possibility of connecting : Water / Gas / Electricity	
EPC code	A

City	Watermael-Boitsfort
Living surface	300 m²
Heating	Heat pump
Bathrooms	3
Floors	2
Available	31-08-2027
State	New
Bedroom	20.4 m²
Bedroom	17.2 m²
Bathroom	3
Terrace	2
Land	622 m²
Garden	472 m²
Videophone	
Intercom	
Double glazing	
Shops	
Sport center	
Highway	
Secondary school	
Doctor	
Supermarket	
Tennis	
University	
Shops	
Sport center	
Highway	
PEB	20 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
€ 1.445.000

