Victoire Junot

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

€ 1.950.000 | WOLUWE-SAINT-PIERRE | REF. STOCKEL COAST-villa 2

LIVING SURFACE	BEDROOMS	BATHROOMS
377.43 m²	6	3

1150 Woluwe-Saint-Pierre

On the very pleasant Avenue des Hêtres Rouges, just a short walk from Place Dumont, Victoire Junot invites you to discover this NEW four-front VILLA, designed in a chic contemporary style. The villa enjoys a शानदार view over a well-oriented and beautifully landscaped plot (approx. 11 ares). Spread over three floors, it offers all the comfort of a new build, with spacious, bright, and open living areas, arranged as follows: The entrance hall, with separate toilet, a study, and an access to the garage, leads to a nice living area comprising the lounge, a fully equipped kitchen, and a dining room, extended by a pleasant terrace and garden. The first floor features three bedrooms, including a master suite with dressing room and en-suite bathroom, two additional shower rooms connected to the bedrooms, a small laundry room, and a separate toilet. The top floor offers three further bedrooms, a large bathroom, and a separate toilet. The basement includes cellars, technical rooms, and a smal laundry area. Contemporary architecture with soft, clean lines creates a pleasant atmosphere designed for your everyday well-being. You will benefit from high-end, innovative construction materials and impeccable finishes, ensuring an exemplary new build. Sale under registration duties for the land (12%) and VAT regime (21%, possibly reduced to 6% under certain conditions). Contact us without delay for further details about this villa: +32 2 375 10 10 / new@victoire.be

Characteristics

GENERAL

Type	House	City	Woluwe-Saint-Pierre
Price	€ 1.950.000	Living surface	377.43 m²
Heating	Geothermal	Bedrooms	6
Bathrooms	1	Shower rooms	2
Floors	2	Available	To be agreed
Available	31-12-2027	Construction year	2027
State	New	Bedroom	12.9 m²
Cellar	151.46 m²	Bathroom	9.36 m²
Office	15.08 m²	Shower room	2
Shower room	7.22 m²	Walk-in wardrobe	4.83 m²
Lavatory	1.66 m²	Living/dining/kitchen area	65.01 m²
Lobby	11.61 m²	Triple glazing	
Sliding windows		Double flow ventilation	
Town centre		Nursery	
Day care		Supermarket	
Tram		Airport	
Highway		Bus	
Shops		Secondary school	
Hospital/clinic		Doctor	
Sport center		Tennis	
University		Movies	
Primary school		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 Not announced

FINANCIAL

Price
€ 1.950.000

Reference lot
maison 2 €

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