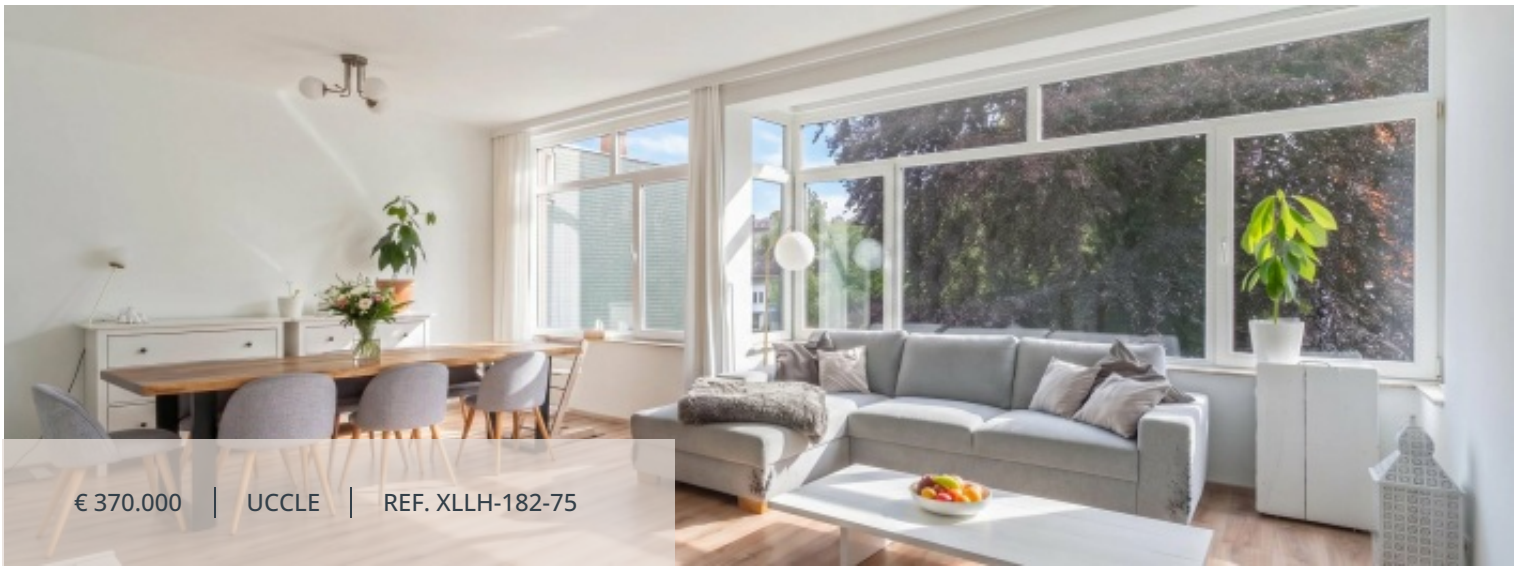
SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES
75 m²	1	1	1

UNDER OFFER Cavell, bright apartment - 2 bedrooms - garage

1180 Uccle

Cavell neighborhood, Victoire-Junot exclusively offers this charming apartment of approximately 82 square meters gross, located on the 3rd floor of a well-maintained building. Bathed in light and offering a pleasant view of greenery, the apartment consists of: entrance hall with storage space and separate WC, spacious living room of approximately 32 m², bright fully equipped kitchen completing the living area, bedroom of approximately 13.5 m², children's room/office of approximately 8 m², shower room with laundry area. Close to shops, schools, transportation, and Bois de la Cambre. Also: Cellar, double glazing, gas collective boiler, armored door, garage box extra (€40,000), ongoing rental, EPC C-. Must visit immediately!\n\nAlso:\n- Year of construction of the building approximately 1967\n- Ongoing rental - Apartment n°6 at €900 + €100 (heating, communal, and water) \n- Garage rented at €150\n- €220 /month (heating, water, communal, and syndic)\n- Reserve fund call: €44.72/month\n- Parking garage box extra n°6 (mandatory) at €40,000\n- Prepayment 1359.28 € and RC: 1291.52 €\n- EPC C-\n- Gas collective boiler\n- Rental of the lodge (formerly concierge) at €775/month\n- Probable irregularity: enclosed balcony without permit

Characteristics

GENERAL

Type	Apartment	City	Uccle
Price	€ 370.000	Living surface	75 m²
Heating	Gas	Bedrooms	1
Shower rooms	1	Garages	1
Floor	3 / 7	Construction year	1970
State	Good condition	Bedroom	13.5 m²
Office	8 m²	Shower room	3.5 m²
Living room/dining area	32 m²	Double glazing	
Lift		Bike storage room	
TV distribution		Intercom	
PVC window		Internet	
Airport		Highway	
Bus		Movies	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Bus hub		Golf	
Hospital/clinic		Doctor	
Metro		Convention center	
Park		Public parking	
Public pool		On main road	
Sport center		Supermarket	
Taxi		Tennis	
Tram		University	
Town centre		Possibility of connecting : Water / Gas / Electricity	
PEB	143 kW/m²	PEB category	C
EPC code	20180522-0000528163-01-0		

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
€ 370.000

Syndicate fees
220 €

Victoire Junot

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