

€ 430.000 | UCCLE | REF. XLLH-4-92



LIVING SURFACE

92 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

9 m<sup>2</sup>

## Superb ground floor, 2 bedrooms, terrace and garden

1180 Uccle

Uccle Promenade – Beautiful apartment of ± 92 m<sup>2</sup> with terrace and garden, on the ground floor of a contemporary and elegant building. The apartment is composed as follows: Entrance hall with custom closets and guest toilet, bright living room of ± 29 m<sup>2</sup> opening onto a fully equipped kitchen and leading to a terrace of ± 9 m<sup>2</sup> facing south. The sleeping area includes 2 beautiful bedrooms, including a master bedroom with an adjoining bathroom, shower room, laundry room, and a pleasant garden without vis-à-vis. This apartment, located in a quiet area, bordered by a Natura 2000 zone and parks, is close to the Kawwberg neighborhood – French High School, 5 minutes from St Job and Fort Jaco. Also: Triple glazing, cellar, 1 parking space (mandatory), dual flow ventilation, and bike storage. EPC A-. Don't miss this opportunity to live green in the city! exclusive discovery at Victoire Junot Also: - Parking No. 7 (mandatory): €30,000 - Cellar No. 8 - Charges €181.5/month (communal, garden, cleaning, elevator, syndic, ...) - Reserve fund call €44.90/month

## Characteristics

### GENERAL

Type	Apartment	City	Uccle
Price	€ 430.000	Living surface	92 m <sup>2</sup>
Terrace surface	9 m <sup>2</sup>	Heating	Gas
Bedrooms	2	Bathrooms	1
Shower rooms	1	Floors	4
Construction year	2020	State	Excellent condition
Facades	4	Bedroom	9.5 m <sup>2</sup>
Lavatory	2	Terrace	9 m <sup>2</sup>
Garden	73 m <sup>2</sup>	Principal bedroom	14.3 m <sup>2</sup>
Double glazing		Aluminum window	
Sliding windows		Internet	
Double flow ventilation		Lift	
Bike storage room		TV distribution	
Alarm system		Security door	
Intercom		Fence	
Airport		Highway	
Bus		Town centre	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Bus hub		Golf	
Hospital/clinic		Doctor	
Park		Public parking	
On main road		Sport center	
Supermarket		Taxi	
Tennis		Tram	
PEB	36.85 kW/m <sup>2</sup>	PEB category	A
EPC code	674729-8-N-1-1-6		

### MANDATORY INFO

Building permit  
License issued

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Urban destination  
Not announced

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Subdivision permit  
Not announced


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Summons and recovery claim  
No judicial remedial measure or administrative measure imposed

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Pre-emption right  
Not announced

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 Flood prone area  
Non-flood zone

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## FINANCIAL

Price  
€ 430.000

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Syndicate fees  
180 €

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