



€ 490.000 | UCCLE | REF. UCAT-31-119



LIVING SURFACE

119 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1

## Coghen Neighborhood: charming renovated triplex

 **1180 Uccle**


Victory - Junot is pleased to present this charming triplex completely renovated in depth in a small co-ownership of 2 units. With its very bright living room, open fully equipped kitchen, 2 bedrooms and a shower room (bathtub and shower), it is ideal for a single person or a couple. The bay windows flood the apartment with natural light while ensuring optimal thermal and acoustic insulation. This property is ideally located close to transport, local amenities, schools, and green spaces, thus offering an unparalleled quality of life in a sought-after and quiet neighborhood. Individual boiler. Storage room on the mezzanine. Common laundry room in the basement. Bike storage at ground level with individual electric charging station. EPC D. Compliant electricity.

## Characteristics

### GENERAL

|                   |                       |                         |                    |
|-------------------|-----------------------|-------------------------|--------------------|
| Type              | Apartment             | City                    | Uccle              |
| Price             | € 490.000             | Living surface          | 119 m <sup>2</sup> |
| Heating           | Gas                   | Bedrooms                | 2                  |
| Bathrooms         | 1                     | Floor                   | 2 / 4              |
| Construction year | 1914                  | Renovation year         | 2025               |
| State             | Excellent condition   | Facades                 | 2                  |
| Bedroom           | 9 m <sup>2</sup>      | Bathroom                | 8 m <sup>2</sup>   |
| Lavatory          | 2                     | Living room/dining area | 29 m <sup>2</sup>  |
| Attic             | 16 m <sup>2</sup>     | Storage room            | 11 m <sup>2</sup>  |
| Equipped kitchen  | 6 m <sup>2</sup>      | Double glazing          |                    |
| Common laundry    |                       | Bike storage room       |                    |
| Videophone        |                       | Airport                 |                    |
| Bus               |                       | Town centre             |                    |
| Shops             |                       | Nursery                 |                    |
| Primary school    |                       | Secondary school        |                    |
| Day care          |                       | Train station           |                    |
| Doctor            |                       | Park                    |                    |
| Public pool       |                       | Supermarket             |                    |
| Tram              |                       | University              |                    |
| PEB               | 187 kW/m <sup>2</sup> | PEB category            | D                  |
| EPC code          | 731-800-01-4          |                         |                    |

### MANDATORY INFO

|                                     |  |
|-------------------------------------|--|
| Building permit<br>Not announced    | Summons and recovery claim<br>Not announced  |
| Urban destination<br>Not announced  | Pre-emption right<br>Not announced   |
| Subdivision permit<br>Not announced |  Flood prone area<br>Non-flood zone |

### FINANCIAL

Price  
€ 490.000

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Syndicate fees  
35 €

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