



€ 425.000 | UCCLE | REF. UCNN-117-110



LIVING SURFACE

110 m²



BEDROOMS

3



BATHROOMS

1

Coghen Neighborhood - 3-bedroom duplex

 **COGHEN 117 AVENUE, 1180 Uccle**

Victoire Junot offers you, ideally located in the sought-after Coghen Avenue neighborhood, this charming duplex benefits from a prime location just a few steps from public transport, shops, restaurants, and many quality schools. Nestled within a small co-ownership of only 4 units, it offers a calm, friendly living environment with no overlooking neighbors. The apartment consists of a bright living room, a fitted kitchen, three bedrooms including one with a mezzanine, as well as a bathroom. You will also appreciate its individual gas boiler, ensuring autonomous control of your consumption, as well as the low co-ownership charges. A parking space is available for rent right in front of the building. EPC G

Characteristics

GENERAL

Type	Apartment	City	Uccle
Price	€ 425.000	Living surface	110 m²
Heating	Gas	Bedrooms	3
Bathrooms	1	Floor	2 / 3
Construction year	1930	Renovation year	2016
State	Good condition	Facades	2
Bedroom	17 m²	Bedroom	15 m²
Bedroom	8 m²	Lavatory	2
Living room/dining area	35 m²	Mezzanine	11 m²
Equipped kitchen	12 m²	Double glazing	
PVC window		Internet	
Bus		Shops	
Nursery		Primary school	
Secondary school		Day care	
Hospital/clinic		Doctor	
Park		Sport center	
Supermarket		Tennis	
Tram		Possibility of connecting : Water / Gas / Electricity	
PEB	620 kW/m²	PEB category	G
EPC code	750633-01-1		

MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Zone d'habitat (résidentiel, urbain ou rural)	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area Non-flood zone

FINANCIAL

Price € 425.000	Syndicate fees 85 €
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