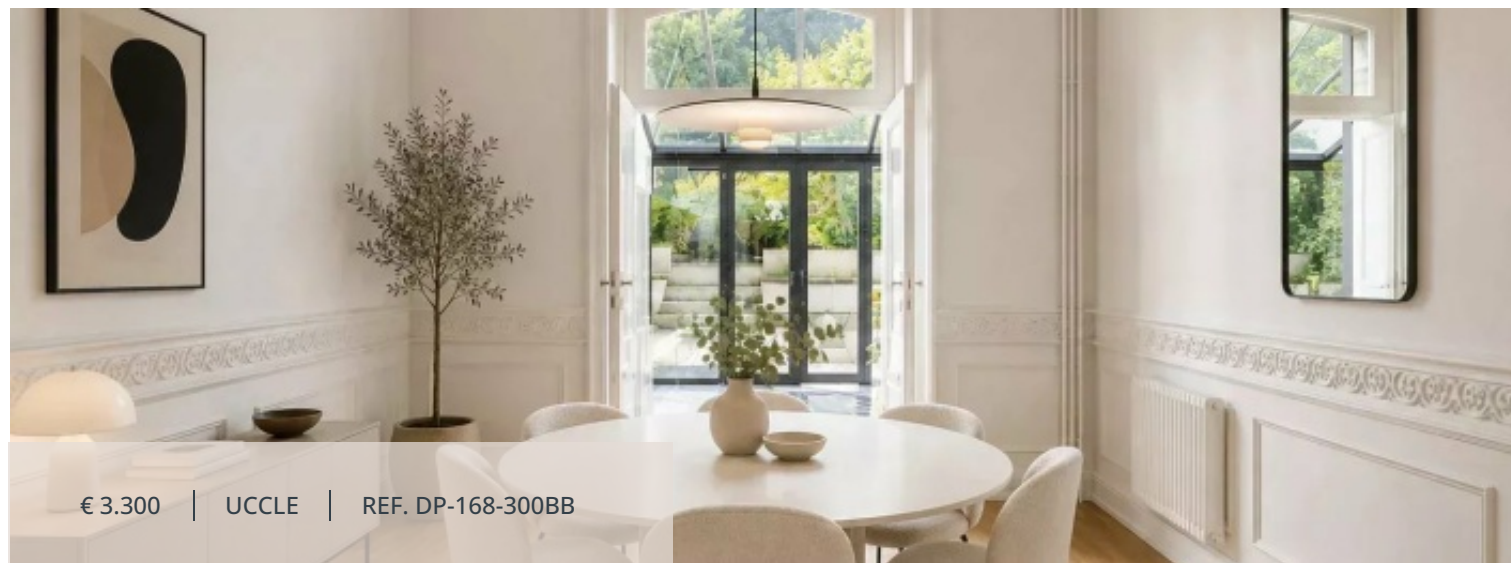




€ 3.300 | UCCLE | REF. DP-168-300BB



LIVING SURFACE

310 m²



BEDROOMS

4



BATHROOMS

2

House at Uccle

 **DE FLORÉAL 168 AVENUE/CP, 1180 Uccle**

Presented by Debora Peruch: debora.peruch@victoire.be Victoire Junot offers you in Uccle, in the very sought-after Messidor – Brugmann district, near Place Brugmann, shops, transports and schools, an elegant late 19th-century mansion approximately 312 m² in size. A character property that captivates with its beautiful volumes, high ceilings, period moldings and decorative fireplaces, while offering the comfort of a family home. The ground floor consists of a large entrance hall leading to bright reception rooms of about 40 m², with a living and dining room in a line, as well as a fully equipped open kitchen with a dining area. It gives direct access to a pleasant terrace and a city garden oriented west, ideal for enjoying sunny evenings. On the mezzanine there is a shower room and a separate toilet. The first floor hosts a beautiful master suite with a large adjoining dressing room, which can also be converted into a children's bedroom, office or versatile space. The second floor offers two spacious bedrooms and a bathroom. The top level features a large space of about 36 m², ideal as a fourth bedroom, office, playroom or leisure area. The half-basement includes a laundry area, a boiler room, and several cellars offering good storage spaces. A parking space, located less than 50 meters from the house, completes the property and is offered at an additional €150/month. EPC: D. A family house full of character, ideally located in one of the most pleasant and sought-after neighborhoods of Uccle, close to schools, shops, transport, parks and sports clubs. To discover at Victoire Junot – www.victoire.be – Tel.: 02 375 10 00

Characteristics

GENERAL

Type	House	City	Uccle
Price	€ 3.300	Living surface	310 m²
Heating	Gas	Bedrooms	4
Bathrooms	1	Shower rooms	1
Floors	3	Available	Free
Construction year	1890	Renovation year	2026
State	Excellent condition	Bedroom	3
Living room/dining area	40 m²	Double glazing	
PVC window		Internet	
Window shade		Electric shutters	
Alarm system		Intercom	
Freezer		Dishwasher	
Hob		Refrigerator	
Airport		Highway	
Bus		Town centre	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Golf	
Hospital/clinic		Metro	
Park		Public parking	
Public pool		On main road	
Sport center		Supermarket	
Taxi		Tennis	
Tram		University	
PEB	210 kW/m²	PEB category	D
EPC code	20260501-0000751931-01-5		

MANDATORY INFO

Building permit
Not announced

Urban destination
Not announced

Subdivision permit
Not announced

Summons and recovery claim
Not announced

Pre-emption right
Not announced

 Flood prone area
Not announced

FINANCIAL

Price
€ 3.300

