



€ 2.950 | UCCLE | REF. GL-14A-127



LIVING SURFACE

127 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

30 m<sup>2</sup>

## Apartment at Uccle

 **HAMOIR 14A AVENUE, 1180 Uccle**

Presented by Guillaume Letellier – 02 777 15 23 – guillaume.letellier@victoire.be Victoire Junot presents to you in Uccle, in the Hamoir neighborhood, this superb apartment with a southwest-facing terrace. In a recent 2020 construction, ideally situated in the sought-after Hamoir district in Uccle, we offer you this magnificent high-end apartment of 127 m<sup>2</sup> with a 30 m<sup>2</sup> southwest-facing terrace, in excellent overall condition. It consists as follows: an entrance hall harmoniously distributes the living and sleeping areas. The bright 45 m<sup>2</sup> living room, enhanced by a fully super-equipped open kitchen, opens onto the spacious terrace. The master suite of 23 m<sup>2</sup>, overlooking the garden and with direct access to the terrace, has its own adjoining bathroom. A second bedroom, also comfortable, benefits from a private shower room. The apartment also includes a private cellar and two parking spaces. A rare property on the market, ideal for lovers of comfort, tranquility, and greenery, close to all amenities. To visit without delay!

## Characteristics

### GENERAL

|                         |                   |                   |                     |
|-------------------------|-------------------|-------------------|---------------------|
| Type                    | Apartment         | City              | Uccle               |
| Price                   | € 2.950           | Living surface    | 127 m²              |
| Terrace surface         | 30 m²             | Heating           | Gas                 |
| Bedrooms                | 2                 | Bathrooms         | 2                   |
| Floor                   | 1 / 5             | Available         | Free                |
| Construction year       | 2020              | State             | Excellent condition |
| Facades                 | 2                 | Bedroom           | 12 m²               |
| Bedroom                 | 23 m²             | Bathroom          | 2                   |
| Lavatory                | 2                 | Terrace           | 30 m²               |
| Living room/dining area | 45 m²             | Indoor parking    | 2                   |
| Intercom                |                   | Videophone        |                     |
| Double glazing          |                   | Lift              |                     |
| Disabled access         |                   | Security door     |                     |
| Sliding windows         |                   | Fire alarm system |                     |
| Bike storage room       |                   | Digicode          |                     |
| Bus                     |                   | Shops             |                     |
| Primary school          |                   | Nursery           |                     |
| Secondary school        |                   | Doctor            |                     |
| Park                    |                   | Supermarket       |                     |
| PEB                     | 55 kW/m²          | PEB category      | B                   |
| EPC code                | 651060-N-1-13-4-3 |                   |                     |

### 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>Not announced |

### FINANCIAL

Price  
€ 2.950

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Deposit  
5900 €

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Expenses  
300 €

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