



€ 690.000 | SINT-PIETERS-WOLUWE | REF. 6058646



TERRAS OPP

 14.76 m²


BEWOONBARE OPP

 116 m²


SLAAPKAMERS

2



BADKAMERS

2



GARAGES

1

The urban elegance - 2 SLPK appartement + terras

 **Avenue de Tervueren 249, 1150 Sint-Pieters-Woluwe**

Victoire proposes you this 2-bedroom flat in the beautiful project "Tervueren Square".

A stunning 52-apartment project offering an incomparable living environment in Brussels, where you can enjoy both the pleasures of the city and the benefits of nature.

It is set out as follows : entrance hall, with utility/laundry room, opening onto the beautiful living room with dining area and super-equipped open kitchen (Bultaup); the terrace with a view on the gardens is a pleasant extension of this living space.

The night hall with separate toilet and shower room welcomes the 2 bedrooms, each with its own balcony overlooking the front of the residence. The master bedroom has a large en suite bathroom with WC, and bathtub.

High-quality finishes, powerful home automation, sustainable & smart building.

Parking for cars (with recharging station at extra charge), motorcycles and/or bicycle cargos are available at extra costs. Cellar in extra too.

Ideally located, close to the Montgomery-Mérode shopping district and between the splendid Parc de la Woluwe and Parc du Cinquantenaire, you'll reach the city center or the European Quarter in just a few minutes - on foot, by bike, by car or by public transport, everything is close at hand.

Sale under the RR regime (land) and VAT (construction) -> possibility at 6% if under conditions (1st purchase, - of 200 sqm, not for investors and to live there 5 years).

Contact us to find out more about this project / 02 375 1010 - new@victoire.be

Kenmerken

ALGEMEEN

Type	appartement	Gemeente	Sint-Pieters-Woluwe
Prijs	€ 690.000	Bewoonbare oppervlakte	116 m ²
Oppervlakte terras	14.76 m ²	Slaapkamers	2
Badkamers	1	Douchekamers	1
Garages	1	Parkings (binnen)	1
Verdieping	2	Verdiepingen	8
Beschikbaar	bij oplevering	Bouwjaar	2024
Staat	nieuw	Gevels	2
Keuken (type)	VS volledig geïnstalleerd	Toiletten	2
Wasplaats	✓	Verwarming (type)	Warmte terugwininstallatie
		Verwarming	geothermie
Buurt	Vrij zicht	Buurt	rustig
Kelder	✓	Lift	✓
EPC	46 kW/m ²	EPC categorie	B
EPC code	B		

INFORMATIEPLICHT

Stedenbouwkundige vergunning	Niet meegedeeld	Dagvaarding en herstellvordering	Niet meegedeeld
Stedenbouwkundige bestemming	Niet meegedeeld	Voorkooprecht	Niet meegedeeld
Verkavelingsvergunning	Niet meegedeeld	 Overstromingsgevoelig gebied	niet gelegen in een overstromingsgevoelig gebied

FINANCIEEL

Onder BTW	✓
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