



TERRACE SURFACE

16 m²



LIVING SURFACE

107 m²



BEDROOMS

2



BATHROOMS

2

The very best of city life ... in Uccle, close to the Parvis St Pierre à Uccle

 **Rue du Doyenne 56, 1180 Uccle**

Very nice situation for this nice 2 bedrooms duplex located on the side of the small street of Square Coghén with terrace and garden inside the island with view on it.

Entrance with hall and separate toilet opening on the large living room including the living room, the dining room and the super equipped open kitchen.

The 2 bedrooms are located on the first floor each with their shower room + WC en suite as well as a technical room.

The CARRE COGHEN project is located in the center of Uccle. Enjoy the many advantages of this project such as the exceptional location close to a wide variety of urban commodities, the high-quality of the construction, the splendid finishing and last but not least the beautiful inside lush garden.

A project of GALIKA HUMAN ESTATE

Do not hesitate, contact us now! Sale under VAT 21 %. -> reduced to 6% under conditions (*until 2024, Unique property, less than 200 sqm, live there at least 5 years, N/A for investors).


Cellar included and parking in supplement in the basement (40 000 €)

Characteristics

GENERAL

Type	flat	City	Ukkel
Price	€ 650.000	Living surface	107 m ²
Terrace surface	16 m ²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floors	2
Available	bij oplevering	Construction year	2024
State	new	Garden surface	52 m ²
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	hot air pump
Neighborhood	residential area	Neighborhood	commercial environment
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m ²
EPC code	A	PEB category	A

MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	Not announced
Urban destination	Not announced	Pre-emption right	Not announced
Subdivision permit	Not announced	 Flood prone area	not located in flood area

FINANCIAL

Under VAT	✓
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