



TERRACE SURFACE

 8 m<sup>2</sup>


LIVING SURFACE

 113 m<sup>2</sup>


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**

Beautiful 2 bedroom flat on the 2nd floor with views into the project. Entrance hall with separate toilet, utility room and cloakroom. 1 bedroom with en suite bathroom. 1 second bedroom on the opposite side of the flat also with a full en suite bathroom. The living room, which includes the living room, the dining room and the fully equipped kitchen, opens onto the well-facing terrace. 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	€ 645.000	Living surface	113 m <sup>2</sup>
Terrace surface	8 m <sup>2</sup>	Bedrooms	2
Shower rooms	2	Parkings (indoor)	1
Floor	2	Floors	3
Available	bij oplevering	Construction year	2024
State	new	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 <sup>2</sup>
		PEB category	A
EPC code	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	✓
-----------	---

