



€ 995.000 | SINT-LAMBRECHTS-WOLUWE | REF. 5587882



LIVING SURFACE

298 m<sup>2</sup>



LAND SURFACE

117 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

3



GARAGES

1

## Nice project of 3 NEW houses + garden - quite street in WSL

 **rue Albert et Marie-Louise Servais-Kinet 32-36, 1200 Sint-Lambrechts-Woluwe**

This beautiful 2sides single-family house of 298 sqm consists of 4 floors and is divided as follows:

The ground floor: entrance hall with cloakroom and guest toilet, a fully equipped open kitchen and dining room with direct access to the terrace and the N-W-oriented garden, and a garage. The stairs leads you to the first floor with the nice lounge room and a first bedroom with dressing and full "en-suite" bathroom. The second floor welcomes the 2 other bedrooms, 1 bathroom, and a separate toilet. Another bedroom or a multipurpose room of about 22,63 sqm is located on the third floor, where all is possible, according to your needs. Another shower room can be installed either on the second or the third floor. In the basement, a laundry room and a large atelier (with natural light) can also be fitted as needed.

The house is equipped with triple glazing , high quality construction materials and a sloping roof. Very pleasant location in an urban and quiet area of Woluwe-St-Lambert, close to many facilities in the surroundings (excellent schools, various shops and public transport). Sale under registration rights on the land and under VAT regime on the construction. Estimated delivery: May 2024.

Development and design carried out by L' Atelier des 2 Maisons and C.D.S.


Don't hesitate to contact us, there's nothing like a meeting to discuss the various development possibilities of this project: 02 375 1010 / new@victoire.be

## Characteristics

### GENERAL

Type	house	City	Sint-Lambrechts-Woluwe
Price	€ 995.000	Living surface	298 m <sup>2</sup>
Land surface	117 m <sup>2</sup>	Terrace surface	7.91 m <sup>2</sup>
Bedrooms	4	Bathrooms	1
Shower rooms	2	Garages	1
Parkings (indoor)	1	Floors	3
Available	bij oplevering	Construction year	2024
State	new	Garden surface	45.64 m <sup>2</sup>
Facades	2	Kitchen (type)	US hyper equipped
Toilets	4	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	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	✓
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