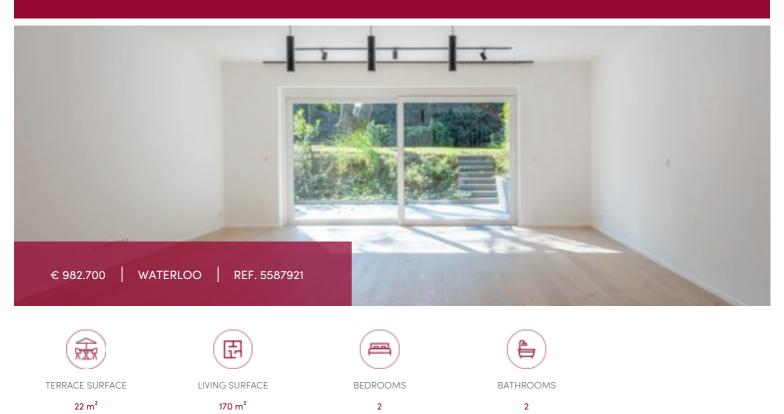




info@victoire.be +32 (0)2 375 10 10



## 2 bedroom duplex + terrace an garden

### Adolphe Schattens 15, 1410 Waterloo

This brand-new 4-unit building is conveniently located in the heart of Waterloo, in the Maison Communale district, within easy walking distance.

Victoire proposes this splendid 169.9 sqm duplex apartment on the ground floor and +1 floor, as follows: the living room and dining room are located on the ground floor and are extended by the terrace and the large south-facing garden. A large separate kitchen + utility room and cloakroom with the guest toilet complete this floor. The 2 large bedrooms, each with en-suite bathroom or shower room are located on the upper floor accessible via a nice woodenstairs. Both benefit from the view on the garden. 1 outside parking spot + a bike space inside the building are available.

The construction is contemporary and the materials used are in line with today's required standards (such as photovoltaic panels, plaster over insulation, high-performance windows, etc.), while the finishes are not forgotten and are of excellent quality (built-in closets, curtain/tent rails, light fittings, etc.).

Contact us to visit these quality homes, perfectly located in the heart of a pleasant, active community with all the amenities you could wish for (central train station, public transport, renowned schools, wide choice of stores, cinemas and restaurants).



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# Characteristics

#### GENERAL

Туре	flat
Price	€ 982.700
Terrace surface	22 m <sup>2</sup>
Bathrooms	1
Floor	rez+1
Available	vanaf akte
State	new
Facades	2
Toilets	3
Heating (type)	individual
Neighborhood	Suburb
Elevator	~
PEB	45 kW/m <sup>2</sup>
EPC code	A

City	Waterloo
Living surface	170 m <sup>2</sup>
Bedrooms	2
Shower rooms	1
Floors	2
Construction year	2023
Garden surface	142 m <sup>2</sup>
Kitchen (type)	hyper equipped
Laundry room	~
Heating	floor heating
Neighborhood	quiet
Double glass	~
PEB category	Ар

#### MANDATORY INFO

Summons and recovery claim Not announced
Pre-emption right Not announced
Elood prone area
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FINANCIAL

#### SELL SERVICE



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