

€ 799.500 | SINT-LAMBRECHTS-WOLUWE | REF. 5607987



TERRACE SURFACE

 42 m<sup>2</sup>


LIVING SURFACE

 151 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

3



GARAGES

1

## New building of 7 apartments (NO VAT) - Georges Henri district in Woluwe-Saint-Lambert

 **Rue J.-B. Timmermans 12, 1200 Sint-Lambrechts-Woluwe**

In the project Les PAPILLONS D'EDEN, located in the heart of the Georges Henri area, Victoire proposes this apartment + bureau (liberal profession), interesting and quite atypic, offering a maximum of luminosity. The entrance next to the garage will be possible via the Timmermans street - On the first floor, 1 big bureau of +/- 31 sqm well delimited + separate WC. The access to the house (on the 1st floor) will be via a staircase inside the property, the apartment of +/- 170sqm is declined as follows: 1 beautiful entrance hall, 1 guest toilet, 1 laundry room, 1 large living room with super equipped kitchen open on the dining room and the living room with access to the 2 terraces, 1 bedroom, master, 2 bedrooms with opening on the terrace/garden, 1 complete bathroom and 1 bathroom. The only garage of the building completes this property (+ 40 000 €). This project, built in a sustainable spirit (materials and construction) is located in a sought-after area of Woluwe-Saint-Lambert, family and urban at the same time, near the Georges Henri Park, excellent schools, shops and public transport. Sale under DE (12.5 %). Contact us quickly for more details: 02 375 1010 / new@victoire.be

## Characteristics


### GENERAL

Type	flat
Price	€ 799.500
Terrace surface	42 m <sup>2</sup>
Bathrooms	2
Garages	1
Floor	1
Available	bij oplevering
State	new
Facades	2
Office	✓
Heating (type)	individual
Neighborhood	quiet
Elevator	✓
PEB	45 kW/m <sup>2</sup>
EPC code	A

City	Sint-Lambrechts-Woluwe
Living surface	151 m <sup>2</sup>
Bedrooms	3
Shower rooms	1
Parkings (indoor)	1
Floors	3
Construction year	2024
Garden surface	69 m <sup>2</sup>
Kitchen (type)	US semi fitted
Toilets	2
Laundry room	✓
Heating	gas
Neighborhood	central
Double glass	✓
PEB category	A

### MANDATORY INFO

Building permit	Not announced
Urban destination	Not announced
Subdivision permit	Not announced

Summons and recovery claim	Not announced
Pre-emption right	Not announced
 Flood prone area	not located in flood area

### FINANCIAL

