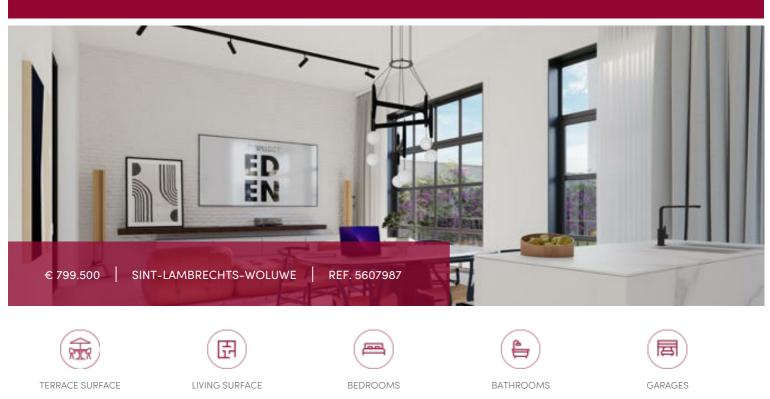
### SELL SERVICE

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

1



42 m<sup>2</sup>



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

3

3

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

151 m<sup>2</sup>

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



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## Characteristics

### GENERAL

| Туре            | 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          | ~                 |
|                 |                   |

| 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

Heating (type)

Neighborhood

Elevator

EPC code

PEB

| Building permit                     | Summons and recovery claim                 |
|-------------------------------------|--|
| Not announced                       | Not announced                              |
| Urban destination                   | Pre-emption right                          |
| Not announced                       | Not announced                              |
| Subdivision permit<br>Not announced | Elood prone area not located in flood area |

individual

 $45 \, kW/m^2$ 

А

quiet



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