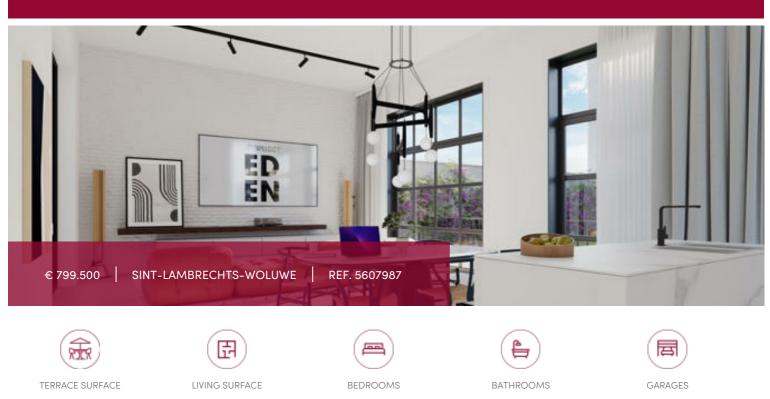
SELL SERVICE

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

1



42 m²



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 m²

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 ²
Bathrooms	2
Garages	1
Floor	1
Available	bij oplevering
State	new
Facades	2
Office	~

City	Sint-Lambrechts-Woluwe
Living surface	151 m ²
Bedrooms	3
Shower rooms	1
Parkings (indoor)	1
Floors	3
Construction year	2024
Garden surface	69 m ²
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 Not announced	Elood prone area not located in flood area

individual

 $45 \, kW/m^2$

А

quiet



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