

€ 475.000 | SINT-PIETERS-WOLUWE | REF. 5637862



TERRACE SURFACE

5 m²


LIVING SURFACE

84 m²


BEDROOMS


2



BATHROOMS

1

2 bedroom flat + terrace, 2nd floor - NEW

 **François Gay 91, 1150 Sint-Pieters-Woluwe**

The brand-new "WOLUVERT" project features a small building divided into 4 separate units. This 2-bedroom apartment, on the 2nd floor, offers a surface area of 84 sqm and benefits from a covered terrace at the front.

This terrace is a pleasant extension of the living space, which includes the superbly equipped open-plan kitchen, living room and dining room. The hall houses the bathroom, technical area and a separate toilet and opens onto the 2 beautiful bedrooms, quietly located at the rear of the building, overlooking the interior garden.

The building is attractively designed in white bricks, giving the whole place a lovely luminosity, and enjoys the "sustainable" label thanks to carbon balancing, optimal isolation, with priority to wood, use of rainwater, solar panels to supply electricity to the common areas, PEB A or B).

The neighborhood is ideal, close to the WSP Cultural Center and all amenities (excellent schools, major roads, quality shops).

2 bicycle parking spaces are available on the ground floor. Sale subject to reduced registration fees on the land and VAT on the building (6% if qualifying conditions are met). Delivery scheduled for summer 2025.


Contact us now for further details on this project: 02 3751010 / new@victoire.be

Characteristics

GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 475.000	Living surface	84 m ²
Terrace surface	5 m ²	Bedrooms	2
Bathrooms	1	Floor	2
Floors	4	Available	bij oplevering
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	underfloor heating partially	Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Elevator	✓	Double glass	✓
PEB	95 kW/m ²	PEB category	B
EPC code	B		

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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