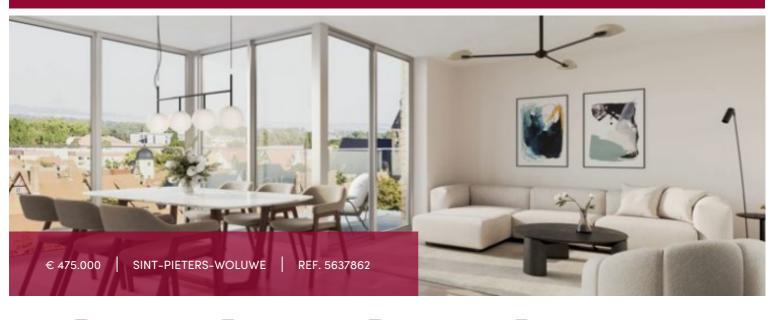


info@victoire.be +32 (0)2 375 10 10







## 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



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# Characteristics

#### GENERAL

Туре	flat		
Price	€ 475.000		
Terrace surface	5 m <sup>2</sup>		
Bathrooms	1		
Floors	4		
Construction year	2025		
Facades	2		
Toilets	1		
Heating (type)	underfloor heating partially		
Neighborhood	quiet		
Elevator	~		
PEB	95 kW/m²		
EPC code	В		

City	Sint-Pieters-Woluwe		
Living surface	84 m <sup>2</sup>		
Bedrooms	2		
Floor	2		
Available	bij oplevering		
State	new		
Kitchen (type)	US hyper equipped		
Laundry room	~		
Heating	hot air pump		
Neighborhood	residential area		
Double glass	~		
PEB category	В		

### 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

Under VAT

 $\checkmark$ 

### SELL SERVICE



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