



€ 995.000 | SINT-PIETERS-WOLUWE | REF. 5637865



TERRACE SURFACE

14.5 m<sup>2</sup>



LIVING SURFACE

185 m<sup>2</sup>



BEDROOMS


3



BATHROOMS

2

## 3 BEDROOM DUPLEX-LOFT, 2 terraces en backyards, NEW

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

The brand-new "WOLUVERT" project features a small building divided into 4 separate units.

This very pleasant LOFT duplex apartment is located at the back of the property and offers a surface area of 185 m<sup>2</sup>. It enjoys an exceptional location, on the inner side of the residence, in a quiet location with a front garden providing the required privacy. The entrance hall, with separate toilet, opens onto the large, superbly equipped kitchen and dining room. The living room extends this beautiful space, which is complemented by a terrace and a second rear garden. The first floor accommodates 3 bedrooms, including the master bedroom with full bathroom, as well as a second bathroom and separate toilet.

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 etc.).

The neighborhood is ideal, close to the WSP Cultural Center and all amenities (excellent schools, major roads, quality shops, hospitals). 1 car parking space (in extra) and some bicycle parking spaces are available on the ground floor as well as some spaces reserved for utilities (garbage cans and meters).

Sale subject to reduced registration fees (NO VAT). Delivery scheduled for summer 2025.

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

## Characteristics


### GENERAL

Type	flat
Price	€ 995.000
Terrace surface	14.5 m <sup>2</sup>
Bathrooms	2
Floor	rez+1
Available	bij oplevering
State	new
Facades	2
Toilets	1
Heating (type)	underfloor heating partially
Neighborhood	quiet
Double glass	✓
EPC code	B

City	Sint-Pieters-Woluwe
Living surface	185 m <sup>2</sup>
Bedrooms	3
Parkings (indoor)	2
Floors	4
Construction year	2025
Garden surface	82 m <sup>2</sup>
Kitchen (type)	US hyper equipped
Laundry room	✓
Heating	hot air pump
Neighborhood	residential area
PEB	95 kW/m <sup>2</sup>
PEB category	B

### 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

