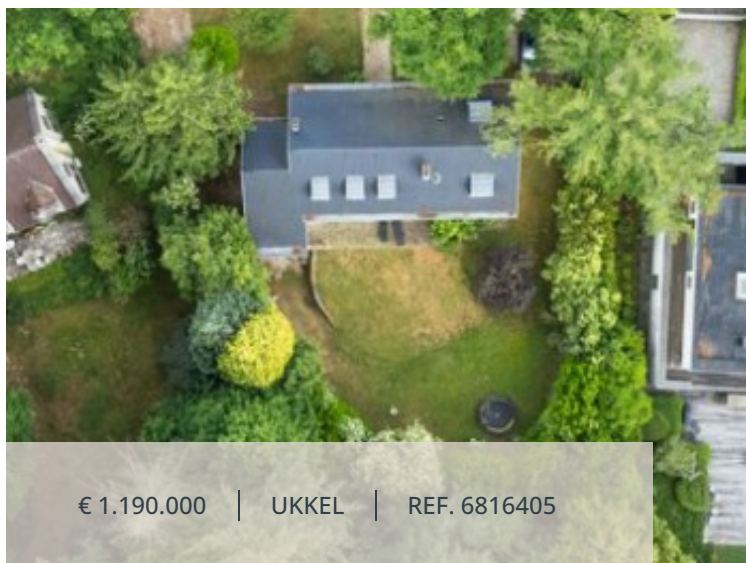




€ 1.190.000 | UKKEL | REF. 6816405



LIVING SURFACE

269 m<sup>2</sup>



LAND SURFACE

1150 m<sup>2</sup>



BEDROOMS

5



BATHROOMS

8



TERRACE SURFACE

20 m<sup>2</sup>

## Prince d'Orange: Magnificent Villa with a Large Garden

 **1180 Ukkel**

In the prestigious Prince d'Orange neighborhood, bordering a small wooded area, this magnificent house offers ±269 m<sup>2</sup> of living space on a ±12-acre plot with an ideal west-facing orientation. Thoroughly renovated in 2002 and 2023, it is laid out as follows: an entrance hall, a spacious living room flooded with light featuring an open fireplace and access to the fully equipped American-style kitchen, a dining room, one bedroom of ±18 m<sup>2</sup>, a second bedroom of ±15 m<sup>2</sup>, and two shower rooms. Upstairs, you will find three bedrooms of ±18 m<sup>2</sup>, ±15 m<sup>2</sup>, and ±15 m<sup>2</sup>, as well as two additional shower rooms. Additional amenities include a laundry room, cellars, bicycle storage space, an open fireplace, and no overlooking neighbors. Please note: the electrical installation is non-compliant. Energy Performance Certificate (PEB): F.

# Characteristics

## GENERAL

|                   |                          |                 |                    |
|-------------------|--------------------------|-----------------|--------------------|
| Type              | house                    | City            | Ukkel              |
| Price             | € 1.190.000              | Living surface  | 269 m²             |
| Land surface      | 1150 m²                  | Terrace surface | 20 m²              |
| Bedrooms          | 5                        | Bathrooms       | 4                  |
| Shower rooms      | 4                        | Parkings        | 2                  |
| Floors            | 1                        | Available       | vanaf akte         |
| Construction year | 1958                     | State           | Good state         |
| Garden surface    | 472 m²                   | Facades         | 4                  |
| Kitchen (type)    | US hyper equipped        | Office          | ✓                  |
| Office area       | 8 m²                     | Toilets         | 4                  |
| Laundry room      | ✓                        | Heating (type)  | individual         |
|                   |                          | Heating         | gas (centr. heat.) |
| Neighborhood      | woods                    | Neighborhood    | quiet              |
| Cellar            | ✓                        | Double glass    | ✓                  |
| PEB               | 340 kW/m²                | PEB category    | F                  |
| EPC code          | 20240913-0000690168-01-0 |                 |                    |

## MANDATORY INFO

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

## FINANCIAL

