

€ 795.000 | UKKEL | REF. 6880351



LIVING SURFACE

215 m<sup>2</sup>



LAND SURFACE

269 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

3



GARAGES

1

## New single-family house - 4 bedrooms + office and playroom, terraces and garden

 **Rue Engeland 490, 1180 Ukkel**

This attractive single-family home enjoys an exceptional, quiet setting on the heights of Engelandstreet. Superbly thought-out, it boasts concise, well-organized spaces on 3 levels, as follows: Entrance hall with coatroom area and guest WC, plus internal access to the garage and to the cellars. The superbly equipped kitchen (with the technical room), the beautiful living area and the dining room at the bottom of the staircase, giving a superb volume and a lovely feeling of space with an immediate access to the terrace and garden.

On the 1st floor, a small hall houses 3 bedrooms (16,38, 10,3 and 11,5 sq.m.), an 7,48 sq.m. play room, 1 second separate toilet, a bathroom (with bath and double washbasin) and a shower room (with shower and single washbasin). An attractive second south-facing terrace is accessible via one of the 3 bedrooms and the playroom.

A 4th bedroom of 16,86 sq.m. with view on the green roofs, a study, a 3rd separate toilet and a shower room (with double washbasin and shower) make up the 2nd floor.

The sober, tasteful finishes promote a sense of well-being in your own home. The house will also feature triple glazing, heat pumps and it's green roof can be fitted with solar panels.

This new neighborhood has developed remarkably well over the last few years and extends over several hectares. It is located to the south of the Commune of Uccle, in the heart of a protected nature reserve and bordering a NATURA 2000 zone, on the Plateau du Kauwberg, close to the Lycée Français, 10 minutes from Fort Jaco and the St-Job district.


Sale subject to registration duty on the land and VAT on the building.

# Characteristics

## GENERAL

Type	house	City	Ukkel
Price	€ 795.000	Living surface	215 m²
Land surface	269 m²	Terrace surface	28 m²
Bedrooms	4	Bathrooms	3
Garages	1	Parkings (indoor)	1
Parkings	1	Floors	2
Available	bij oplevering	Construction year	2027
State	New	Facades	2
Kitchen (type)	US hyper equipped	Office	✓
Office area	8.27 m²	Toilets	3
Laundry room	✓	Heating (type)	individual
		Heating	hot air pump
Neighborhood	Free sight	Neighborhood	woods
Cellar	✓	Double glass	✓
PEB category	A	EPC code	A

## 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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