



€ 4.100 | UKKEL | REF. 7127854



LIVING SURFACE

227 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

3



GARAGES

1

## House at Ukkel

 **1180 Ukkel**

Victoire-Junot offers you a haven of peace in the heart of Fort Jaco: a charming villa with a large garden nestled on 12 acres of land. This property, which combines discretion and charm, is a true invitation to serenity and well-being. Recently renovated with high-end materials, from solid wood flooring to impeccable finishes, this residence offers true comfort and inimitable character. Its location is simply ideal. Situated in the highly sought-after Fort Jaco neighbourhood, it allows you to enjoy a privileged lifestyle on foot or by bicycle: high-end shops and restaurants, the David Lloyd sports club, direct access to the Sonian Forest and the most renowned schools are on your doorstep.

This beautiful detached house has a living area of 227 m<sup>2</sup> on two levels and a converted basement of 80 m<sup>2</sup>. The ground floor comprises a spacious entrance hall, an open-plan living area with lounge, sitting area near the open fire and dining room, beautiful fully equipped kitchen with breakfast nook and office, four bedrooms and two bathrooms (one large bathroom and one shower room). In the basement, there is a garage, a large equipped laundry room, 2 cellars and a multipurpose room with kitchen. 12-acre south-west facing garden with terrace. 3 outdoor parking spaces. This house can also be offered furnished.

## Characteristics

### GENERAL

|                |                            |                |                 |
|----------------|----------------------------|----------------|-----------------|
| Type           | house                      | City           | Ukkel           |
| Price          | € 4.100                    | Living surface | 227 m²          |
| Bedrooms       | 4                          | Bathrooms      | 2               |
| Shower rooms   | 1                          | Garages        | 1               |
| Parkings       | 3                          | Floors         | 2               |
| Available      | mits inachtneming huurders | State          | Very good state |
| Garden surface | 1200 m²                    | Facades        | 4               |
| Kitchen (type) | hyper equipped             | Office         | ✓               |
| Office area    | 9 m²                       | Toilets        | 2               |
| Laundry room   | ✓                          | Heating (type) | individual      |
|                |                            | Heating        | gas             |
| Neighborhood   | woods                      | Neighborhood   | city            |
| Cellar         | ✓                          | Double glass   | ✓               |
| PEB            | 344 kW/m²                  | PEB category   | F               |

### MANDATORY INFO

|                                     |                                                                                                                                   |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Building permit<br>Not announced    | Summons and recovery claim<br>no legal correction or administrative measure imposed                                               |
| Urban destination<br>living zone    | Pre-emption right<br>Not announced                                                                                                |
| Subdivision permit<br>Not announced |  Flood prone area<br>not located in flood area |

### FINANCIAL

|                            |
|----------------------------|
| Rental deposit<br>2 months |
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