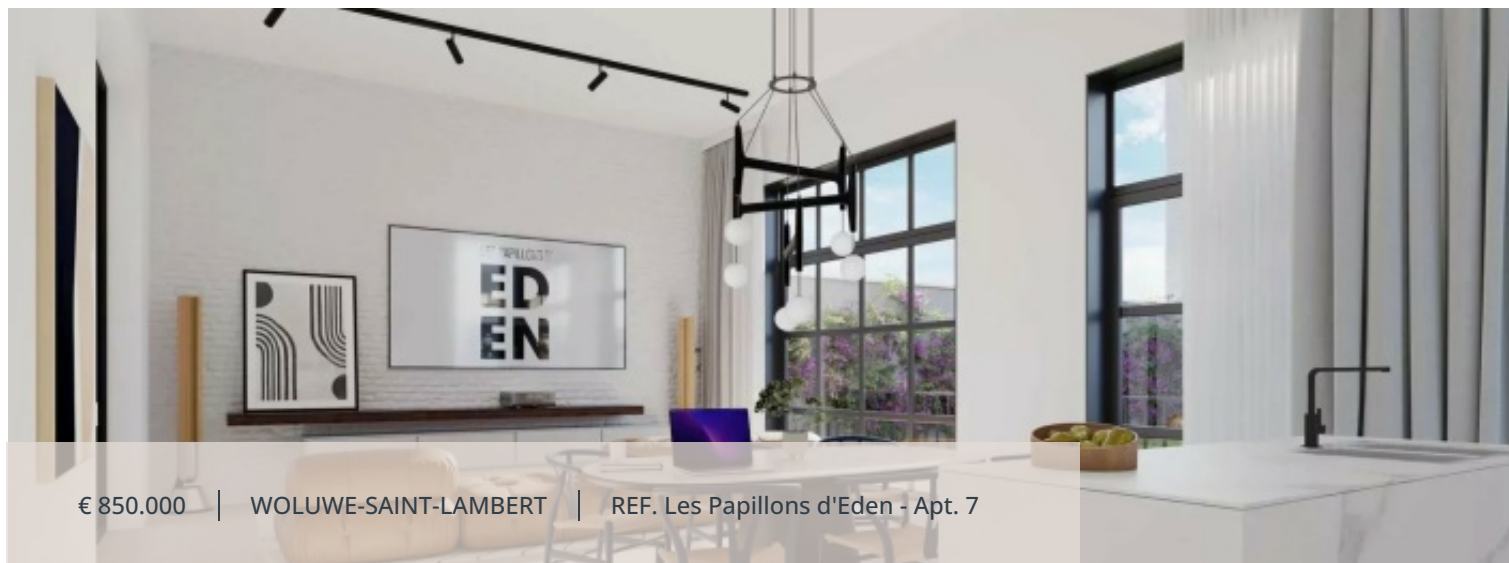




€ 850.000 | WOLUWE-SAINT-LAMBERT | REF. Les Papillons d'Eden - Apt. 7



LIVING SURFACE

201 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

3



TERRACE SURFACE

48 m<sup>2</sup>

## 3 bedroom + bureau Apartment NEW - Georges Henri district in Woluwe-Saint-Lambert

 12 Rue J-B. Timmermans , 1200 Woluwe-Saint-Lambert

In the project Les PAPILLONS D'EDEN, located in the heart of the Georges Henri area, Junot-Victoire proposes this 3 bedroom apartment + bureau (liberal profession), interesting and quite atypic, offering a maximum of luminosity. The entrance next to the garage will be possible via the Timmermans street - On the first floor, 1 big bureau of +/- 31 sqm well delimited + separate WC. The access to the house (on the 1st floor) will be via a staircase inside the property, the apartment of +/- 170sqm is declined as follows: 1 beautiful entrance hall, 1 guest toilet, 1 laundry room, 1 large living room with super equipped kitchen open on the dining room and the living room with access to the 2 terraces, 1 bedroom, master, 2 bedrooms with opening on the terrace/garden, 1 complete bathroom and 1 bathroom. The only garage of the building completes this property (+ 40 000 €). This project, built in a sustainable spirit (materials and construction) is located in a sought-after area of Woluwe-Saint-Lambert, family and urban at the same time, near the Georges Henri Park, excellent schools, shops and public transport. Sale under VAT (21 % BUT POSSIBILITY AT 6 % UNDER CONDITIONS). Contact us quickly for more details: 02 375 1010 / new@victoire.be

# Characteristics

## GENERAL

|                                                       |              |                         |                      |
|-------------------------------------------------------|--------------|-------------------------|----------------------|
| Type                                                  | Apartment    | City                    | Woluwe-Saint-Lambert |
| Price                                                 | € 850.000    | Living surface          | 201 m²               |
| Terrace surface                                       | 48 m²        | Heating                 | Gas                  |
| Bedrooms                                              | 3            | Bathrooms               | 2                    |
| Shower rooms                                          | 1            | Floor                   | 1 / 3                |
| Available                                             | To be agreed | Available               | 31-10-2027           |
| Construction year                                     | 2027         | State                   | New                  |
| Facades                                               | 2            | Bedroom                 | 15 m²                |
| Bedroom                                               | 14.5 m²      | Bedroom                 | 12 m²                |
| Bathroom                                              | 2            | Lavatory                | 2                    |
| Terrace                                               | 48 m²        | Living room/dining area | 44 m²                |
| Garden                                                | 69 m²        | Intercom                |                      |
| Videophone                                            |              | Double glazing          |                      |
| Lift                                                  |              | Disabled access         |                      |
| Bus                                                   |              | Shops                   |                      |
| Primary school                                        |              | Sport center            |                      |
| Train station                                         |              | Highway                 |                      |
| Secondary school                                      |              | Metro                   |                      |
| Park                                                  |              | Supermarket             |                      |
| Nursery                                               |              | Day care                |                      |
| Doctor                                                |              | Town centre             |                      |
| Taxi                                                  |              | Airport                 |                      |
| Possibility of connecting : Water / Gas / Electricity |              | PEB                     | 45 kW/m²             |
|                                                       |              | PEB category            | A                    |
| EPC code                                              | A            |                         |                      |

## MANDATORY INFO

Building permit  
Not announced

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Urban destination  
Not announced

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Subdivision permit  
Not announced

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Summons and recovery claim  
Not announced

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Pre-emption right  
Not announced

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 Flood prone area  
Non-flood zone

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## FINANCIAL

Price  
€ 850.000

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