



€ 1.395.000 | WATERMAEL-BOITSFORT | REF. PINSON-M02



LIVING SURFACE

300 m²



BEDROOMS

4



BATHROOMS

3



GARAGES

1



TERRACE SURFACE

52 m²

Three Lindens neighborhood in Watermael-Boitsfort – NEW single-family house with 4 bedrooms, terraces, and garden.

📍 Rue du Pinson 85-123, 1170 Watermael-Boitsfort


Designed in the traditional BEL-ÉTAGE style, the property provides approximately 300 m² of living space. The first floor features a beautiful living and dining area with an open-plan kitchen, extending onto a terrace and the attractive private garden. The four bedrooms are distributed across the second and third floors. One of the bedrooms on the second floor also benefits from a terrace overlooking the garden. A garage is located next to the entrance and is complemented by an additional outdoor parking space in front, ensuring extra convenience. The basement and boiler/technical room complete the ground floor. These homes have been carefully designed to maximize functionality and optimize the use of space, with durable materials and high-quality finishes throughout. Outstanding energy efficiency is ensured by an innovative heating system featuring a geothermal heat pump. Energy rating: EPC/PEB A. Expected delivery: Autumn 2027. Sale subject to registration duties of 12.5% on the land value and 21% VAT on the construction value. Numerous amenities are located nearby, including excellent schools, a wide range of shops, and convenient public transport connections. For further information or to explore the various layout possibilities, please contact us: +32 (0)2 375 10 10 / new@victoire.be

Characteristics

GENERAL

Type	House	City	Watermael-Boitsfort
Price	€ 1.395.000	Living surface	300 m ²
Terrace surface	52 m ²	Heating	Heat pump
Bedrooms	4	Bathrooms	3
Garages	1	Floors	2
Available	To be agreed	Available	31-08-2027
Construction year	2027	State	New
Facades	2	Bedroom	16.5 m ²
Bathroom	3	Lavatory	3
Terrace	2	Terrace	52 m ²
Living room/dining area	35.4 m ²	Garden	538 m ²
Land	688 m ²	Intercom	
Videophone		Double glazing	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
PEB	20 kW/m ²	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 Non-flood zone

FINANCIAL

Price € 1.395.000

