



€ 1.445.000 | WATERMAEL-BOITSFORT | REF. PINSON-M01



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, terrace, and garden.

Rue du Pinson 85-123, 1170 Watermael-Boitsfort


Ideally located in a quiet and residential area of Watermael-Boitsfort, this NEW single-family home offers an exceptional living environment. 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 | € 1.445.000 | 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 | 3 | Bedroom | 16.5 m ² |
| Bathroom | 3 | Lavatory | 3 |
| Terrace | 2 | Terrace | 52 m ² |
| Living room/dining area | 35.4 m ² | Garden | 472 m ² |
| Land | 622 m ² | Intercom | |
| Videophone | | Double glazing | |
| Bus | | Shops | |
| Primary school | | Sport center | |
| Train station | | Highway | |
| Nursery | | Secondary school | |
| Day care | | Doctor | |
| Public pool | | Supermarket | |
| Taxi | | Tennis | |
| Tram | | University | |
| PEB | 20 kW/m ² | PEB category | A |
| EPC code | A | | |

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 | Non-flood zone |

FINANCIAL

Price

€ 1.445.000

