



€ 1.950.000 | WOLUWE-SAINT-PIERRE | REF. STOCKEL COAST-villa 1



LIVING SURFACE

320 m²



BEDROOMS

6



BATHROOMS

3



GARAGES

1



TERRACE SURFACE

6.45 m²

Stockel/Wezembeek - Project "Stockel Coast" : 1 splendid New villa

 **1150 Woluwe-Saint-Pierre**

On the very pleasant Avenue des Hêtres Rouges, close to Place Dumont, schools, and public transport (metro, bus, and airport), Victoire Junot invites you to discover this NEW 4-sided detached VILLA in a chic contemporary style. The villa benefits from a splendid view over a well-oriented, beautifully landscaped plot of approximately 11 ares. Spread over 3 floors, the villa offers the comfort of a new home with spacious, bright open-plan areas, and is laid out as follows: The entrance hall, with separate toilets, an office, and garage access, leads to the magnificent living area, including the living room, fully equipped kitchen, pantry, and dining room, extended by a pleasant terrace and garden. The first floor features 3 bedrooms, including the master with dressing room and en-suite bathroom, 2 shower rooms, a small laundry room, and separate toilets. The top floor includes the last 2 bedrooms, a TV lounge or playroom, a large bathroom, and separate toilets. A 75 m² basement completes the villa. Contemporary architecture and clean lines create a pleasant atmosphere designed for daily well-being. You will benefit from high-end, innovative building materials and impeccable finishes, ensuring an exemplary new construction. Sale under DE for the land (12%) and VAT regime (21%, possibly 6% under conditions). Contact us without delay for more details about this villa: 02 3751010 / new@victoire.be

Characteristics

GENERAL

Type	House	City	Woluwe-Saint-Pierre
Price	€ 1.950.000	Living surface	320 m²
Terrace surface	6.45 m²	Heating	Geothermal
Bedrooms	6	Bathrooms	2
Shower rooms	1	Garages	1
Floors	3	Available	To be agreed
Available	31-12-2027	Construction year	2027
State	New	Garage	26.14 m²
Bedroom	15.93 m²	Bedroom	16.5 m²
Bedroom	12.65 m²	Bedroom	19.24 m²
Bedroom	12 m²	Office	9.34 m²
Walk-in wardrobe	2	Walk-in wardrobe	7.56 m²
Lavatory	1.44 m²	Living-room	13.83 m²
Bathroom / Lavatory	11.45 m²	Storage room	6.14 m²
Principal bedroom	15.95 m²	Bathroom	4.05 m²
Bathroom	7.75 m²	Hall	6.36 m²
Eat-in kitchen	66.41 m²	Lobby	11.76 m²
Shower room	2.25 m²	Lavatory	1.83 m²
Terrace	6.45 m²	Hall	5.19 m²
Double glazing		Aluminum window	
Double flow ventilation		Intercom	
Videophone		Triple glazing	
Sliding windows		Double flow ventilation	
Triple glazing		Airport	
Bus		Movies	
Shops		Nursery	
Primary school		Secondary school	
Day care		Hospital/clinic	
Doctor		Metro	
Sport center		Supermarket	
Tennis		Public parking	

Airport	Highway
Bus	Shops
Nursery	Secondary school
Day care	Hospital/clinic
Doctor	Sport center
Supermarket	Tennis
University	Movies
Primary school	PEB 45 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 Not announced

FINANCIAL

Price € 1.950.000

