SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES
377.43 m²	6	4	1

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

1150 Woluwe-Saint-Pierre

On the very pleasant Avenue des Hêtres Rouges, just a short walk from Place Dumont, Victoire Junot invites you to discover this NEW four-front VILLA, designed in a chic contemporary style. The villa enjoys a शानदार view over a well-oriented and beautifully landscaped plot (approx. 11 ares). Spread over three floors, it offers all the comfort of a new build, with spacious, bright, and open living areas, arranged as follows: The entrance hall, with separate toilet, a study, and an access to the garage, leads to a nice living area comprising the lounge, a fully equipped kitchen, and a dining room, extended by a pleasant terrace and garden. The first floor features three bedrooms, including a master suite with dressing room and en-suite bathroom, two additional shower rooms connected to the bedrooms, a small laundry room, and a separate toilet. The top floor offers three further bedrooms, a large bathroom, and a separate toilet. The basement includes cellars, technical rooms, and a smal laundry area. Contemporary architecture with soft, clean lines creates a pleasant atmosphere designed for your everyday well-being. You will benefit from high-end, innovative construction materials and impeccable finishes, ensuring an exemplary new build. Sale under registration duties for the land (12%) and VAT regime (21%, possibly reduced to 6% under certain conditions). Contact us without delay for further details about this villa: +32 2 375 10 10 / new@victoire.be

Characteristics

GENERAL

Type	House	City	Woluwe-Saint-Pierre
Price	€ 1.950.000	Living surface	377.43 m²
Heating	Geothermal	Bedrooms	6
Bathrooms	2	Shower rooms	2
Garages	1	Floors	2
Available	To be agreed	Available	31-03-2028
Construction year	2028	State	New
Bedroom	18.41 m²	Bedroom	16.52 m²
Cellar	151.46 m²	Bathroom	10.98 m²
Bedroom	15.08 m²	Bedroom	13.39 m²
Bedroom	13.97 m²	Bedroom	12.9 m²
Office	15.08 m²	Shower room	2
Shower room	7.22 m²	Walk-in wardrobe	4.83 m²
Lavatory	1.8 m²	Garage	25.2 m²
Bathroom	9.36 m²	Laundry room	3.6 m²
Living/dining/kitchen area	65.01 m²	Lobby	11.61 m²
Lavatory	1.8 m²	Lavatory	1.66 m²
Triple glazing		Sliding windows	
Double flow ventilation		Town centre	
Nursery		Day care	
Supermarket		Tram	
Airport		Highway	
Bus		Shops	
Secondary school		Hospital/clinic	
Doctor		Sport center	
Tennis		University	
Movies		Primary school	
PEB	45 kW/m²	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

Reference lot
maison 5 €

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