



€ 3.750 | UCCLE | REF. YM-63-290



LIVING SURFACE

300 m²



BEDROOMS

4



BATHROOMS

3



GARAGES

1

House at Uccle

 **VANDERAEY 63 AVENUE, 1180 Uccle**


Well presented by Yanis Morsa: 0487 71 46 10 / yanis.morsa@victoire.be Located in a green residential neighborhood of Uccle, a stone's throw from Wolvendael Park and Dieweg, Victoire-Junot offers you this bright contemporary house of about 300 m² of living space. It harmoniously combines family living space and professional space, ideal for a liberal profession thanks to an independent entrance leading to an office with a waiting room and toilets easily convertible into a separate apartment for staff or a teenager. The residence opens onto an entrance hall with wardrobe, leading to a fully equipped modern kitchen, a convivial dining room open onto a sunny southwest-facing courtyard, and a living room with large bay windows extended by a mezzanine that can serve as an office or additional bedroom. Upstairs, the master suite offers a bedroom with terrace, a dressing room, a bathroom, and a large dressing room. Two additional bedrooms are located on the top level, accompanied by a bathroom and a versatile space. A fifth/sixth bedroom can easily be added. In the basement, the house has a large garage for 2 vehicles, a laundry room, and cellars. Comfort and sustainability are on the agenda: triple glazing, double-flow ventilation, integrated air conditioning, solar panels, rainwater tank, and numerous custom storage solutions. Offering tranquility, privacy, and close proximity to transport, shops, and international schools, this house represents a great opportunity in a preserved natural setting. EPC C+. Discover at Victoire Junot - www.victoire.be - Tel: 02 375 10 00

Characteristics

GENERAL

Type	House	City	Uccle
Price	€ 3.750	Living surface	300 m ²
Heating	Gas	Bedrooms	4
Bathrooms	3	Garages	1
Floors	3	Available	Free
Construction year	2015	State	New
Facades	2	Bedroom	13 m ²
Bathroom	3	Lavatory	4
Living room/dining area	25 m ²	Garden	60 m ²
Land	260 m ²	Intercom	
Alarm system		Air-conditioning	
Videophone		Double glazing	
Security door		Freezer	
Oven		Microwave oven	
Dishwasher		Hob	
Bus		Shops	
Primary school		Sport center	
PEB	108 kW/m ²	PEB category	C
EPC code	593173-N-1-1-4-3		

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 € 3.750

