

€ 3.500 | UCCLE | REF. DP-168-300



LIVING SURFACE

310 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

2

## House at Uccle

 **DE FLORÉAL 168 AVENUE/CP, 1180 Uccle**

Presented by Debora Peruch: debora.peruch@victoire.be Victoire Junot offers, in the highly sought-after Messidor – Brugmann neighborhood in Uccle, this elegant mansion dating from the late 19th century, covering approximately 312 sqm. Combining old-world charm with modern comfort, it enchants with its generous volumes, high ceilings, period moldings, decorative fireplaces, and numerous built-in storage spaces. The ground floor opens to a spacious entrance hall leading to bright reception rooms of about 40 sqm, including a lounge and a dining room in a row. The open kitchen, fully equipped, has a pleasant dining area and opens directly onto a terrace and a charming west-facing city garden, ideal for enjoying sunny late afternoons. The entresol features a shower room and a separate WC. The first floor hosts a beautiful master suite with a large adjoining dressing room that can also be converted into a children's bedroom, office, or versatile room. The second floor offers two spacious bedrooms and a bathroom. The top level provides a large space of about 36 sqm, suitable for a fourth bedroom, an office, a playroom, or a leisure area according to your needs. The semi-basement, benefiting from good natural light through a large street-facing window, includes a laundry room, a boiler room, and several storage cellars. A parking space located less than 50 meters from the house completes this property. EPC: D. A character house, ideally located near shops, transport, schools, and many attractions of the Brugmann and Messidor neighborhoods. Must visit soon!

## Characteristics

### GENERAL

Type	House	City	Uccle
Price	€ 3.500	Living surface	310 m <sup>2</sup>
Heating	Gas	Bedrooms	4
Bathrooms	1	Shower rooms	1
Floors	3	Available	Occupied
Available	01-08-2026	Construction year	1890
Renovation year	2026	State	Excellent condition
Bedroom	3	Living room/dining area	40 m <sup>2</sup>
Double glazing		PVC window	
Internet		Window shade	
Electric shutters		Alarm system	
Intercom		Freezer	
Dishwasher		Hob	
Refrigerator		Airport	
Highway		Bus	
Town centre		Movies	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Golf		Hospital/clinic	
Metro		Park	
Public parking		Public pool	
On main road		Sport center	
Supermarket		Taxi	
Tennis		Tram	
University		PEB	210 kW/m <sup>2</sup>
PEB category	D	EPC code	20260501-0000751931-01-5

### MANDATORY INFO

Building permit  
Not announced

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Urban destination  
Not announced

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Subdivision permit  
Not announced


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Summons and recovery claim  
Not announced

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Pre-emption right  
Not announced

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 Flood prone area  
Not announced

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## FINANCIAL

Price  
€ 3.500

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