



LIVING SURFACE

101 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

4.8 m<sup>2</sup>

## Uccle, La Bascule – New 2-Bedroom Apartment with Terrace

 **1180 Uccle**

Victoire-Junot presents this beautiful newly built 2-bedroom apartment, ideally located in the lively La Bascule district of Uccle, within an intimate development of just 4 apartments. The apartment comprises an entrance hall with a guest toilet and a laundry room. On one side, the fully equipped kitchen opens onto a pleasant terrace. At the front, the bright living and dining room offers a comfortable living space. A night hall leads to the two bedrooms. The principal bedroom features an en-suite bathroom (with shower & double washbasin), the second bedroom has also its own shower room with washbasin. A private cellar is included. The building is equipped with a lift. EPC B. No parking. The location is highly sought-after, just a short walk from the shops and restaurants of La Bascule, Avenue Molière and one of the entrances to the Bois de la Cambre. The property is sold subject to 12.5% registration duties.

## Characteristics

### GENERAL

|                         |           |                         |          |
|-------------------------|-----------|-------------------------|----------|
| Type                    | Apartment | City                    | Uccle    |
| Price                   | € 535.000 | Living surface          | 101 m²   |
| Terrace surface         | 4.8 m²    | Heating                 | Gas      |
| Bedrooms                | 2         | Bathrooms               | 1        |
| Shower rooms            | 1         | Floor                   | 1 / 4    |
| Available               | Free      | Construction year       | 2026     |
| State                   | New       | Bedroom                 | 17.8 m²  |
| Bedroom                 | 12 m²     | Living room/dining area | 11 m²    |
| Dining room             | 11.8 m²   | Equipped kitchen        | 9.5 m²   |
| Lobby                   | 6.4 m²    | Terrace                 | 4.8 m²   |
| Balcony                 | 3.2 m²    | Hall                    | 2.4 m²   |
| Double glazing          |           | PVC window              |          |
| Double flow ventilation |           | Lift                    |          |
| Intercom                |           | Double glazing          |          |
| PVC window              |           | Sliding windows         |          |
| Double flow ventilation |           | Lift                    |          |
| Intercom                |           | Bus                     |          |
| Town centre             |           | Shops                   |          |
| Nursery                 |           | Primary school          |          |
| Secondary school        |           | Day care                |          |
| Doctor                  |           | Park                    |          |
| Sport center            |           | Supermarket             |          |
| Taxi                    |           | Tram                    |          |
| University              |           | Bus                     |          |
| Town centre             |           | Shops                   |          |
| Nursery                 |           | Primary school          |          |
| Secondary school        |           | Day care                |          |
| Hospital/clinic         |           | Doctor                  |          |
| Park                    |           | Public parking          |          |
| Sport center            |           | Supermarket             |          |
| Taxi                    |           | Tram                    |          |
| University              |           | PEB                     | 76 kW/m² |
| PEB category            | B         | EPC code                | B        |

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  
Non-flood zone

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## FINANCIAL

Price  
€ 535.000

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