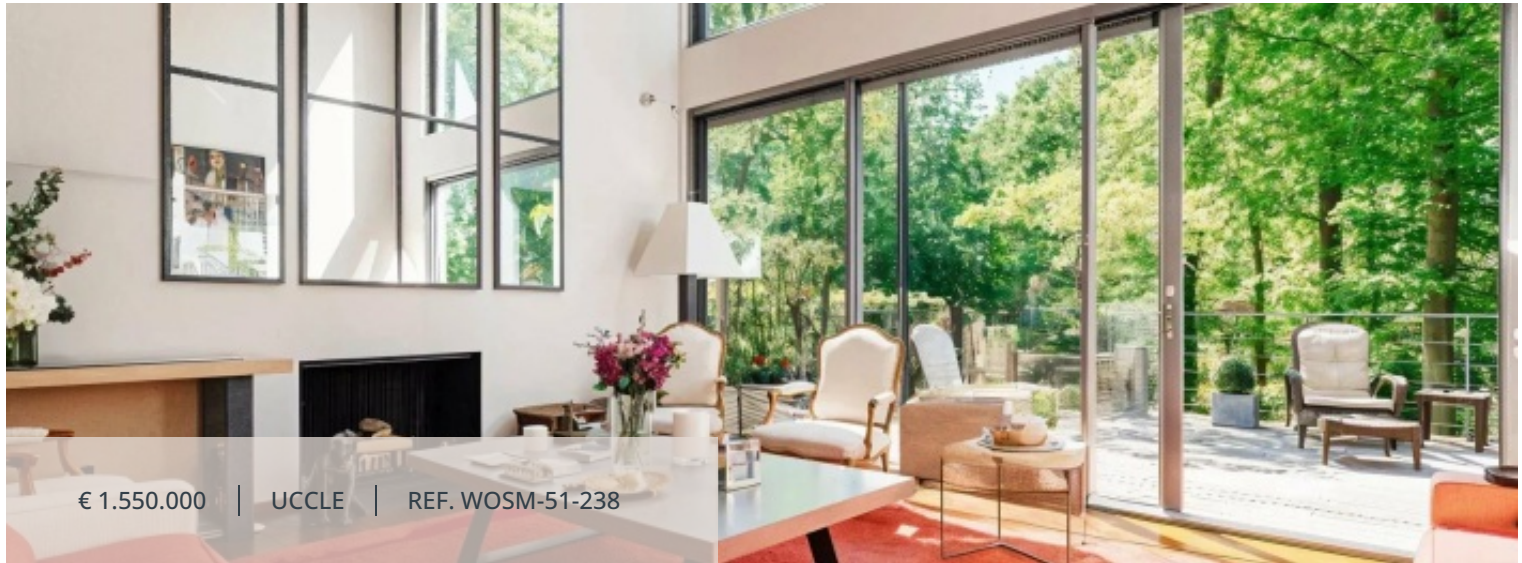




€ 1.550.000 | UCCLE | REF. WOSM-51-238



LIVING SURFACE

238 m²



BEDROOMS

3



BATHROOMS

2



GARAGES

2

Superb duplex signed M. Corbiau in the heart of a 3-hectare park

 **HENRI VAN ZUYLEN 51 RUE, 1180 Uccle**

Located in a prestigious building constructed in 2002 by the famous architect Marc Corbiau, this splendid 238m² duplex combines elegance, brightness, and comfort. Nestled in an exceptional environment, within a private 3-hectare park, it offers a rare and privileged living environment on the edge of a forest. Ground floor: from the entrance, a welcoming hall with cloakroom and guest WC sets the tone. The spacious living areas, oriented southwest, benefit from abundant natural light and stunning views of the surrounding nature. Access to a very large terrace, ideal for enjoying fine days in complete privacy. Super-equipped kitchen, both functional and aesthetic. A spacious master suite completes this level, with custom dressing room and bathroom. Upstairs: a large mezzanine office space overlooks the living room. Two additional bedrooms and a bathroom complete this level, perfect for hosting family or guests. The apartment is equipped with anti-burglary doors, air conditioning, an alarm system, and benefits from high-end finishes. The first floor is also accessible by elevator. Two double garages and a cellar. A rare property, with clean lines, ideally located in a green setting close to amenities!

Characteristics

GENERAL

Type	Apartment	City	Uccle
Price	€ 1.550.000	Living surface	238 m²
Heating	Gas	Bedrooms	3
Bathrooms	2	Garages	2
Floors	2	Construction year	2002
State	Excellent condition	Facades	3
Bedroom	18 m²	Bedroom	16 m²
Bedroom	18 m²	Bathroom	2
Lavatory	3	Living room/dining area	65 m²
Garage	2	Intercom	
Alarm system		Air-conditioning	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Primary school		Possibility of connecting : Water / Gas / Electricity	
PEB	208 kW/m²	PEB category	D
EPC code	20260918-TEST		

MANDATORY INFO

Building permit	Summons and recovery claim
No license issued	Not announced
Urban destination	Pre-emption right
Zone d'habitat (résidentiel, urbain ou rural)	There is no pre-emption right for spatial planning
Subdivision permit	 Flood prone area
No sales permit	Non-flood zone

FINANCIAL

Price	Syndicate fees
€ 1.550.000	870 €

