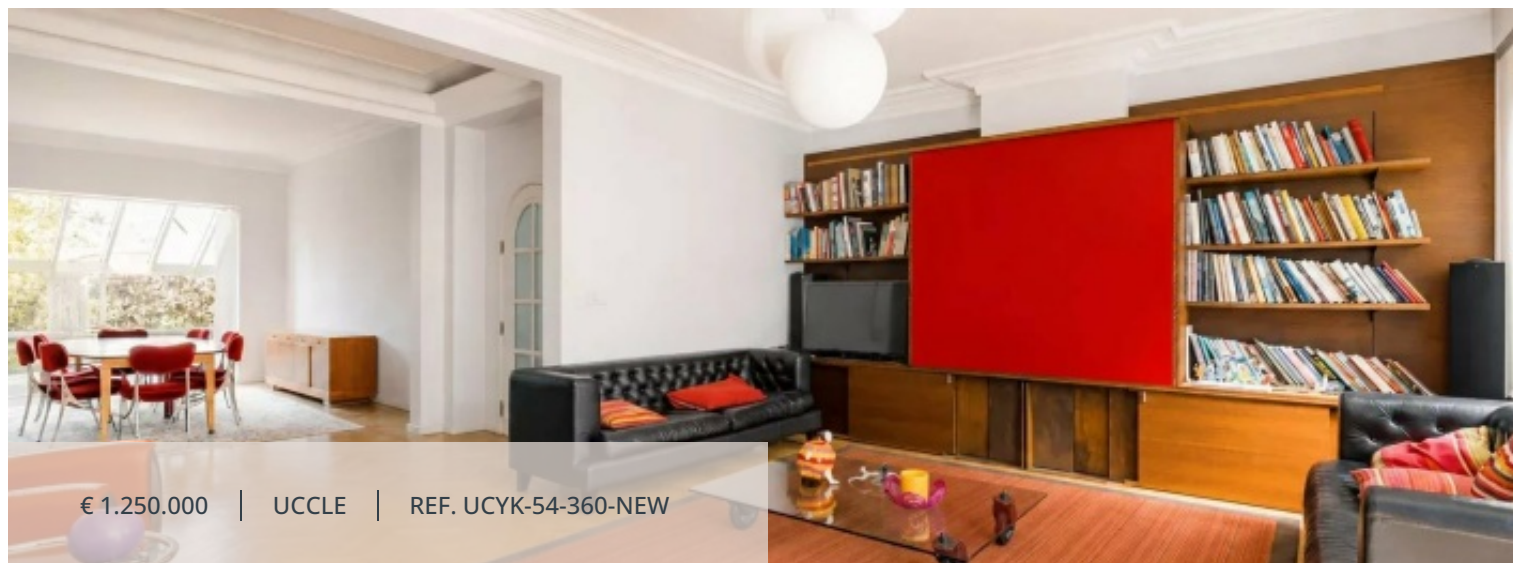




€ 1.250.000 | UCCLE | REF. UCYK-54-360-NEW



LIVING SURFACE

360 m<sup>2</sup>



LAND SURFACE

480 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

3



GARAGES

1

## Observatory, superb 4-bed house + study, garden and garage

**1180 Uccle**

Superbly located in the highly sought-after Observatory district, Victoire Junot is pleased to exclusively offer this superb bourgeois house, built on a plot of about ± 470 m<sup>2</sup>, offering a total area of about 360 m<sup>2</sup>. This elegant residence impresses with its magnificent volumes and very high ceilings. The premises are arranged as follows: a large entrance hall with cloakroom and guest toilet, complemented by a very beautiful staircase. Stunning reception rooms with open fireplace and many custom woodwork, including a spacious living room, a dining room, and a light-filled breakfast area. The house also features a large fully equipped kitchen, a family room, and an office. Upstairs, you will find four large bedrooms and three bathrooms, including two en-suite bedrooms with their adjoining bathrooms. A garage as well as large cellars, one of which is converted into a home cinema, complement this very beautiful ensemble. EPC: G. To discover without delay!

# Characteristics

## GENERAL

|                  |             |                         |                   |
|------------------|-------------|-------------------------|-------------------|
| Type             | House       | City                    | Uccle             |
| Price            | € 1.250.000 | Living surface          | 360 m²            |
| Land surface     | 480 m²      | Heating                 | Gas               |
| Bedrooms         | 4           | Bathrooms               | 2                 |
| Shower rooms     | 1           | Garages                 | 1                 |
| Floors           | 2           | Construction year       | 1959              |
| Renovation year  | 1997        | State                   | Requires updating |
| Facades          | 3           | Bedroom                 | 21 m²             |
| Bedroom          | 14 m²       | Bedroom                 | 19 m²             |
| Bathroom         | 8 m²        | Bedroom                 | 25 m²             |
| Office           | 30 m²       | Living room/dining area | 36 m²             |
| Dining room      | 20 m²       | Garage                  | 15 m²             |
| Cellar           | 20 m²       | Bathroom                | 10 m²             |
| Equipped kitchen | 34 m²       | Locker                  | 2 m²              |
| Lobby            | 12 m²       | Shower room             | 6 m²              |
| Landing          | 6 m²        | Land                    | 470 m²            |
| Double glazing   |             | Bus                     |                   |
| Shops            |             | Nursery                 |                   |
| Primary school   |             | Secondary school        |                   |
| Day care         |             | Hospital/clinic         |                   |
| Doctor           |             | Park                    |                   |
| Public pool      |             | Sport center            |                   |
| Supermarket      |             | Tennis                  |                   |
| Tram             |             | PEB                     | 462 kW/m²         |
| PEB category     | G           | EPC code                | 20260323-TEST     |

## MANDATORY INFO

Building permit  
Not announced

---

Urban destination  
Not announced

---

Subdivision permit  
Not announced

---

Summons and recovery claim  
Not announced

---

Pre-emption right  
Not announced

---

 Flood prone area  
Non-flood zone

---

## FINANCIAL

Price  
€ 1.250.000

---

