SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES	TERRACE SURFACE
338 m²	4	5	1	60 m²

Luxury Garden-Level 4 Bedroom Duplex in Hamoir District

HAMOIR 12 AVENUE, 1180 Uccle

Located within a secure 1.5-hectare estate in the highly sought-after Hamoir district, Victoire-Junot offers you this exceptional garden-level duplex offers a spacious surface area of ± 338 m², complemented by terraces and a beautifully landscaped garden. This property has a luxurious and comfortable living experience with high-end finishes throughout. On the garden level, the property boasts a generous living room furnished with custom-made furniture and a dedicated bar area. The living space opens directly onto the garden, offering views of the surrounding nature. The garden level also includes two elegant suites featuring bedrooms, dressing areas, en-suite bathrooms, a hammam, a guest WC, and a wine cellar. On the first floor, accessible via a beautiful staircase, there is a large dining room with a fully equipped open kitchen leading to the large southwest-facing terrace. Additionally, there is an office, two en-suite bedrooms (each with a bathroom, dressing area, and WC), and a second office. A laundry room and boiler room are also available. Laundry room. Boiler room, 2 cellars offering extra storage space. 1 garage box for 1 car optional and a box for 2 cars at the price of €100,000. A real gem!! EPC C rating This property is truly a real gem in one of the most desirable locations.

Characteristics

GENERAL

Type	Apartment	City	Uccle
Price	€ 2.650.000	Living surface	338 m²
Terrace surface	60 m²	Heating	Gas
Bedrooms	4	Bathrooms	4
Shower rooms	1	Garages	1
Floors	5	Construction year	2010
State	Excellent condition	Bedroom	15 m²
Bedroom	14 m²	Bedroom	14 m²
Bedroom	14 m²	Bathroom	4
Office	16 m²	Lavatory	3
Terrace	60 m²	Living room/dining area	60 m²
Garden	120 m²	Intercom	
Alarm system		Videophone	
Double glazing		Lift	
Security door		Bus	
Shops		Primary school	
Possibility of connecting : Water / Gas / Electricity		PEB	118 kW/m²
		PEB category	C
EPC code	20230605-0000646362-01-8		

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
€ 2.650.000

Syndicate fees
300 €

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