SELL SERVICE
info@victoire.be
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€ 850.000 | WOLUWE-SAINT-LAMBERT | REF. Les Papillons d'Eden - Apt. 7

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
201 m²	3	3	48 m²

3 bedroom + bureau Apartment NEW - Georges Henri district in Woluwe-Saint-Lambert

12 Rue J-B. Timmermans , 1200 Woluwe-Saint-Lambert

In the project Les PAPILLONS D'EDEN, located in the heart of the Georges Henri area, Junot-Victoire proposes this 3 bedroom apartment + bureau (liberal profession), interesting and quite atypic, offering a maximum of luminosity. The entrance next to the garage will be possible via the Timmermans street - On the first floor, 1 big bureau of +/- 31 sqm well delimited + separate WC. The access to the house (on the 1st floor) will be via a staircase inside the property, the apartment of +/- 170sqm is declined as follows: 1 beautiful entrance hall, 1 guest toilet, 1 laundry room, 1 large living room with super equipped kitchen open on the dining room and the living room with access to the 2 terraces, 1 bedroom, master, 2 bedrooms with opening on the terrace/garden, 1 complete bathroom and 1 bathroom. The only garage of the building completes this property (+ 40 000 €). This project, built in a sustainable spirit (materials and construction) is located in a sought-after area of Woluwe-Saint-Lambert, family and urban at the same time, near the Georges Henri Park, excellent schools, shops and public transport. Sale under VAT (21 % BUT POSSIBILITY AT 6 % UNDER CONDITIONS). Contact us quickly for more details: 02 375 1010 / new@victoire.be

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Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 850.000	Living surface	201 m²
Terrace surface	48 m²	Heating	Gas
Bedrooms	3	Bathrooms	2
Shower rooms	1	Floor	1 / 3
Available	To be agreed	Available	31-10-2027
Construction year	2027	State	New
Facades	2	Bedroom	15 m²
Bedroom	14.5 m²	Bedroom	12 m²
Bathroom	2	Lavatory	2
Terrace	48 m²	Living room/dining area	44 m²
Garden	69 m²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Secondary school		Metro	
Park		Supermarket	
Nursery		Day care	
Doctor		Town centre	
Taxi		Airport	
Possibility of connecting : Water / Gas / Electricity		PEB	45 kW/m²
		PEB category	A
EPC code	A		

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
€ 850.000

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