Victoire Junot

SELL SERVICE
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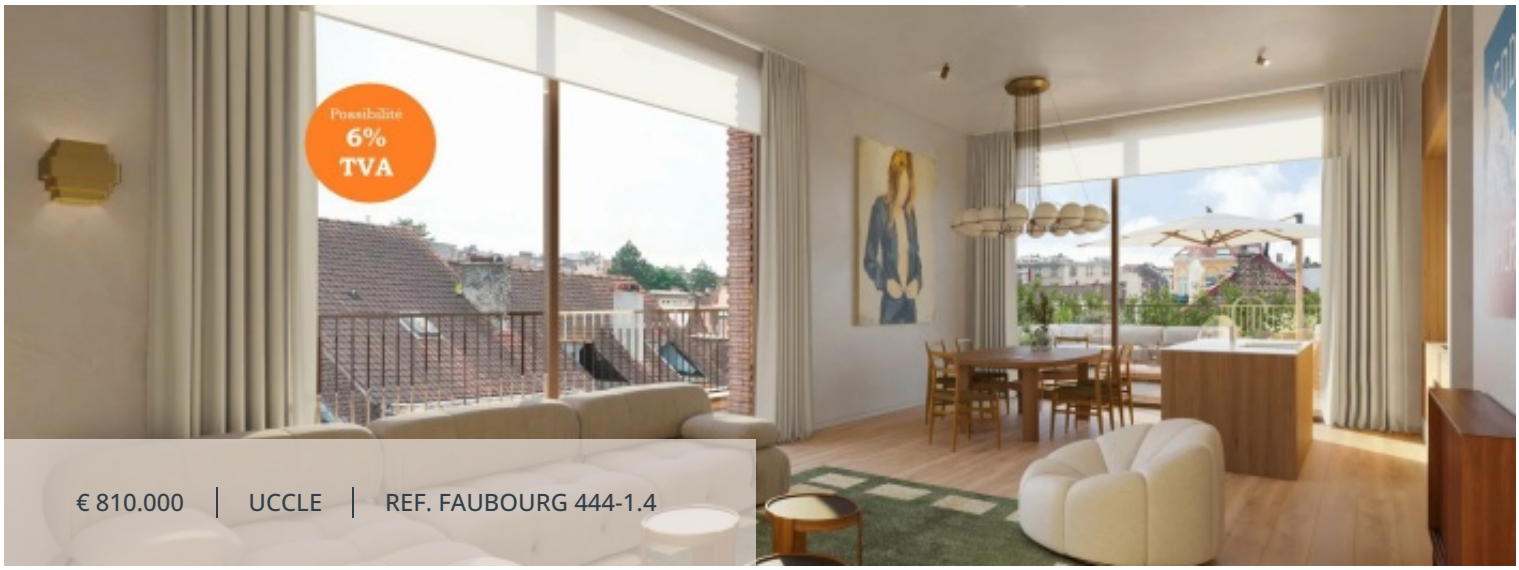

€ 810.000 | UCCLE | REF. FAUBOURG 444-1.4

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
120 m²	3	2	59.1 m²

FAUBOURG 444 - Splendid 3 bedroom flat with 2 terraces

Rue Vanderkindere 444, 1180 Uccle

Victoire Junot presents "Faubourg 444", a project comprising 9 apartments and a fine retail unit (already sold), which is settling in Uccle, on the corner of Rue Vanderkindere and Rue Primevère. This is a splendid 120 sq.m., 3-bedroom, walk-through apartment with 2 front and rear terraces, as follows: Large entrance hall with space for checkroom and guest WC, leading to the living area comprising the dining room, the living room and the super-equipped open-plan kitchen with access to the front terrace; the hall, extending into the night hall, leads to the 3 bedrooms, 2 of which are located at the rear and benefit from a terrace opening onto the gardens. The 3rd bedroom is at the front. A shower room with double washbasin, a bathroom also with double washbasin, a utility/technical room and a second separate toilet complete this apartment. Cellar (7 500 €) and parking (cargo bike and/or car) in extra. Materials and finishes are chosen with care and attention to detail, reflecting a taste for timeless charm. Last but not least, the project's situation seduces with its chic urban elegance close to Avenue Molière and its pretty adjacent streets, its conviviality and tranquility. Here, everything invites you to enjoy neighborhood life, with its high-quality shops and restaurants, green spaces and pleasantly shaded squares. Sale under RR (12,5 %) and under VAT 21 % (6% possible under conditions). Don't wait, contact us for a presentation of your future home!

Characteristics

GENERAL

Type	Apartment	City	Uccle
Price	€ 810.000	Living surface	120 m²
Terrace surface	59.1 m²	Heating	Heat pump
Bedrooms	3	Bathrooms	2
Floor	1 / 3	Available	To be agreed
Available	31-08-2027	Construction year	2027
State	New	Facades	2
Bedroom	14.2 m²	Bedroom	9 m²
Bedroom	10 m²	Bathroom	2
Lavatory	2	Terrace	59.1 m²
Living room/dining area	20 m²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Town centre		Nursery	
Secondary school		Day care	
Hospital/clinic		Doctor	
Park		Supermarket	
Taxi		Tennis	
Tram		Possibility of connecting : Water / Gas / Electricity	
PEB	35 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
€ 810.000

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