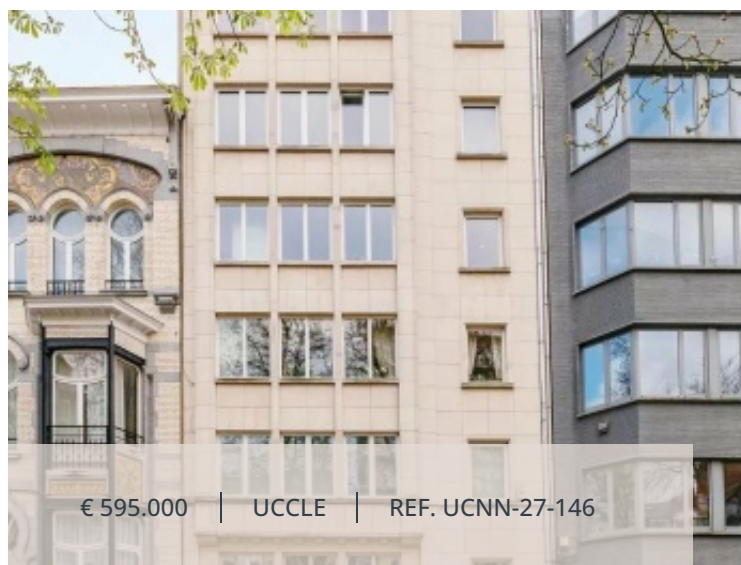
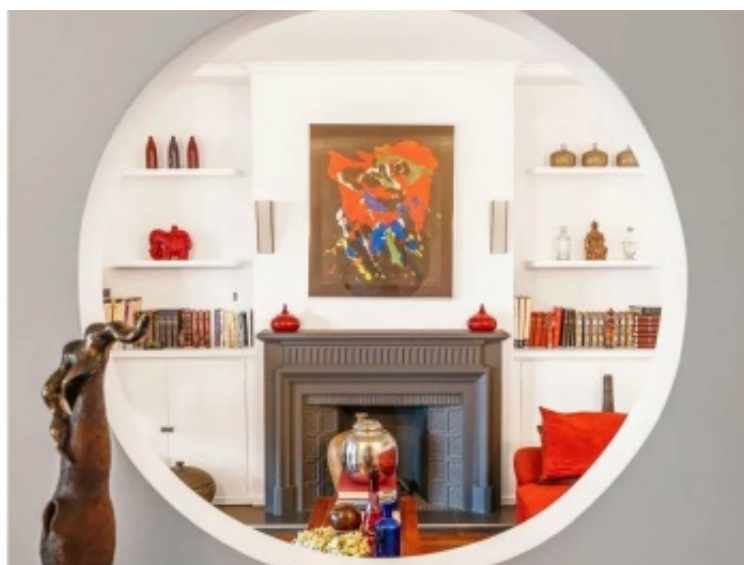




€ 595.000 | UCCLE | REF. UCNN-27-146



LIVING SURFACE

146 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

3



TERRACE SURFACE

20 m<sup>2</sup>

## Vanderkindere/Cavell bright apt in a prestigious building

 **1180 Uccle**

Excellent location for this magnificent 3-bedroom apartment with terraces, located on the 7th floor of a prestigious building, close to public transport, the shops of Place Brugmann and Vanderkindere Street. It features bright living areas, a fully equipped kitchen, 3 bedrooms, 2 bathrooms, a cellar, and a parking space (€30,000). Excellent condition. EPC G.

# Characteristics

## GENERAL

|                                                       |                     |                         |           |
|-------------------------------------------------------|---------------------|-------------------------|-----------|
| Type                                                  | Apartment           | City                    | Uccle     |
| Price                                                 | € 595.000           | Living surface          | 146 m²    |
| Terrace surface                                       | 20 m²               | Heating                 | Fuel oil  |
| Bedrooms                                              | 3                   | Bathrooms               | 2         |
| Shower rooms                                          | 1                   | Floor                   | 7 / 8     |
| Construction year                                     | 1968                | Renovation year         | 2015      |
| State                                                 | Excellent condition | Facades                 | 2         |
| Bedroom                                               | 21 m²               | Bedroom                 | 13 m²     |
| Bedroom                                               | 9 m²                | Kitchen                 | 9 m²      |
| Bathroom                                              | 2                   | Lavatory                | 3         |
| Terrace                                               | 20 m²               | Living room/dining area | 46 m²     |
| Intercom                                              |                     | Videophone              |           |
| Double glazing                                        |                     | Lift                    |           |
| Security door                                         |                     | Bus                     |           |
| Shops                                                 |                     | Primary school          |           |
| Sport center                                          |                     | Train station           |           |
| Possibility of connecting : Water / Gas / Electricity |                     | PEB                     | 447 kW/m² |
|                                                       |                     | PEB category            | G         |
| EPC code                                              | 20250321-TEST       |                         |           |

## MANDATORY INFO

|                                                                    |                                                                                                                        |
|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Building permit<br>Not announced                                   | Summons and recovery claim<br>Not announced                                                                            |
| Urban destination<br>Zone d'habitat (résidentiel, urbain ou rural) | Pre-emption right<br>Not announced                                                                                     |
| Subdivision permit<br>Not announced                                |  Flood prone area<br>Non-flood zone |

## FINANCIAL

|                                                                |                         |
|----------------------------------------------------------------|-------------------------|
| Price<br>€ 595.000                                             | Syndicate fees<br>490 € |
| Land registry reference<br>Uccle 8è DIV section B n°276/A/58 € |                         |



