SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES	TERRACE SURFACE
300 m²	4	3	1	52 m²

Three Lindens neighborhood in Watermael-Boitsfort – NEW single-family house with 4 bedrooms, terrace, and garden.

Rue du Pinson 85-123, 1170 Watermael-Boitsfort

Ideally located in a quiet and residential area of Watermael-Boitsfort, this NEW 3 facing family home offers an exceptional living environment. Designed in the traditional BEL-ÉTAGE style, the property provides approximately 300 m² of living space. The first floor features a beautiful living and dining area with an open-plan kitchen, extending onto a terrace and the attractive private garden. The four bedrooms are distributed across the second and third floors. One of the bedrooms on the second floor also benefits from a terrace overlooking the garden. A garage is located next to the entrance and is complemented by an additional outdoor parking space in front, ensuring extra convenience. The basement and boiler/technical room complete the ground floor. These homes have been carefully designed to maximize functionality and optimize the use of space, with durable materials and high-quality finishes throughout. Outstanding energy efficiency is ensured by an innovative heating system featuring a geothermal heat pump. Energy rating: EPC/PEB A. Expected delivery: Autumn 2027. Sale subject to registration duties of 12.5% on the land value and 21% VAT on the construction value. Numerous amenities are located nearby, including excellent schools, a wide range of shops, and convenient public transport connections. For further information or to explore the various layout possibilities, please contact us: +32 (0)2 375 10 10 / new@victoire.be

Characteristics

GENERAL

Type	House	City	Watermael-Boitsfort
Price	€ 1.445.000	Living surface	300 m²
Terrace surface	52 m²	Heating	Heat pump
Bedrooms	4	Bathrooms	3
Garages	1	Floors	2
Available	To be agreed	Available	31-08-2027
Construction year	2027	State	New
Facades	3	Bedroom	20.4 m²
Bedroom	19.2 m²	Bedroom	17.2 m²
Bedroom	16.5 m²	Bathroom	3
Lavatory	3	Terrace	2
Terrace	52 m²	Land	622 m²
Living room/dining area	35.4 m²	Garden	472 m²
Intercom		Videophone	
Double glazing		Intercom	
Videophone		Double glazing	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Nursery		Secondary school	
Day care		Doctor	
Public pool		Supermarket	
Taxi		Tennis	
Tram		University	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Possibility of connecting : Water / Gas / Electricity		PEB	20 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
€ 1.445.000

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