SELL SERVICE
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€ 1.950.000 | WOLUWE-SAINT-PIERRE | REF. STOCKEL COAST-villa 6

LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES
377.43 m²	6	4	1

Stockel/Wezembeek - Project "Stockel Coast" : 1 splendid New villa

1150 Woluwe-Saint-Pierre

On the very pleasant Avenue des Hêtres Rouges, just a short walk from Place Dumont, Victoire Junot invites you to discover this NEW four-front VILLA, designed in a chic contemporary style. The villa enjoys a splendid view over a well-oriented and beautifully landscaped plot (approx. 11 ares). Spread over three floors, it offers all the comfort of a new build, with beautiful open and bright living spaces, arranged as follows: The entrance hall with separate toilet, office, and access to the garage leads to a magnificent living area comprising the lounge, a fully equipped kitchen (with back kitchen), and a dining room, extended by a pleasant terrace and the garden. The first floor features three bedrooms, including a master bedroom with two dressing rooms and an en-suite bathroom, two additional shower rooms connected to the bedrooms, a small laundry room (or storage space), and a separate toilet. The top floor offers three further bedrooms, a large bathroom, and a separate toilet. The basement includes cellars, technical rooms, and a large laundry room. Contemporary architecture with soft, clean lines creates a pleasant atmosphere designed for your everyday well-being. You will benefit from high-end, innovative construction materials and impeccable finishes, ensuring an exemplary new build. Sale under registration duties for the land (12%) and VAT regime (21%, possibly reduced to 6% under certain conditions). Contact us without delay for further details about this villa: +32 2 375 10 10 / new@victoire.be

Characteristics

GENERAL

Type	House	City	Woluwe-Saint-Pierre
Price	€ 1.950.000	Living surface	377.43 m²
Heating	Geothermal	Bedrooms	6
Bathrooms	2	Shower rooms	2
Garages	1	Floors	2
Available	To be agreed	Available	31-03-2028
Construction year	2028	State	New
Bedroom	15.96 m²	Bedroom	16.93 m²
Cellar	154.89 m²	Bathroom	11.45 m²
Bedroom	16.5 m²	Bedroom	13.83 m²
Bedroom	12.64 m²	Bedroom	19.24 m²
Office	9.36 m²	Shower room	2
Shower room	6.3 m²	Walk-in wardrobe	7.62 m²
Lavatory	1.8 m²	Garage	26.14 m²
Bathroom	7.75 m²	Living/dining/kitchen area	66.41 m²
Lobby	11.76 m²	Lavatory	1.44 m²
Lavatory	1.83 m²	Storage room	6.14 m²
Triple glazing		Sliding windows	
Double flow ventilation		Town centre	
Nursery		Day care	
Supermarket		Tram	
Airport		Highway	
Bus		Shops	
Secondary school		Hospital/clinic	
Doctor		Sport center	
Tennis		University	
Movies		Primary school	
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
Not announced

FINANCIAL

Price
€ 1.950.000

Reference lot
maison 5 €

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