SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



€ 2.000.000 | UCCLE | REF. UCYK-13-751

LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES
750 m²	5	4	1

Rhode-Saint-Genèse - Exceptional situation, large house to renovate

1180 Uccle

Ideally located in Rhode-Saint-Genèse, in one of the most exclusive and sought-after areas, on the immediate border of Uccle, Victoire-Junot offers you this character property which benefits from an exceptional residential environment, combining absolute calm, greenery, and proximity to amenities. Set on a magnificent plot of about 35 ares, the house, of classic style, is charming for the generosity of its volumes, the nobility of its proportions, and the quality of its location. The whole offers a rare renovation potential, allowing to create a very high standard family residence. From the entrance, an imposing reception hall with a spectacular staircase sets the tone and opens onto large reception areas of remarkable dimensions, flooded with light and offering superb views of the garden. The very large kitchen, fitted with a breakfast corner and its pantry, fits perfectly into an organization designed for elegant and functional family living. An office completes this level. The floors host a sleeping area consisting of five bedrooms en suite, each benefiting from generous volumes. A concierge area with independent access, which can also serve as a sixth bedroom. It also offers a double garage, spacious cellars, and a playroom, completing this property with multiple possibilities. A rare property, both due to its ultra-privileged location, the quality of its environment, and the size of its volumes, intended for clients seeking a unique living place to reinvent in one of the most coveted neighborhoods in the south of Brussels. EPC G

Characteristics

GENERAL

Type	House	City	Uccle
Price	€ 2.000.000	Living surface	750 m²
Heating	Gas	Bedrooms	5
Bathrooms	4	Garages	1
Floors	1	Construction year	1963
State	Requires renovation	Facades	4
Bedroom	25 m²	Bedroom	18 m²
Bedroom	15 m²	Bedroom	14 m²
Bedroom	12 m²	Office	10 m²
Lavatory	5	Land	3500 m²
Bathroom	4	Equipped kitchen	35 m²
Living room/dining area	40 m²	Intercom	
Disabled access		Bus	
Nursery		Primary school	
Secondary school		Day care	
Park		PEB	496 kW/m²
PEB category	E	EPC code	0003806680-RES-1

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
€ 2.000.000

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