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



€ 1.180.000 | UCCLE | REF. UCYK-54-360-NEW

| LIVING SURFACE | LAND SURFACE | BEDROOMS | BATHROOMS | GARAGES |
|---|---|---|---|---|
| 360 m² | 480 m² | 4 | 3 | 1 |

# Observatory, superb 4-bed house + study, garden and garage

**1180 Uccle**

Superbly located in the highly sought-after Observatory district, Victoire Junot is pleased to exclusively offer this superb bourgeois house, built on a plot of about ± 470 m², offering a total area of about 360 m². This elegant residence impresses with its magnificent volumes and very high ceilings. The premises are arranged as follows: a large entrance hall with cloakroom and guest toilet, complemented by a very beautiful staircase. Stunning reception rooms with open fireplace and many custom woodwork, including a spacious living room, a dining room, and a light-filled breakfast area. The house also features a large fully equipped kitchen, a family room, and an office. Upstairs, you will find four large bedrooms and three bathrooms, including two en-suite bedrooms with their adjoining bathrooms. A garage as well as large cellars, one of which is converted into a home cinema, complement this very beautiful ensemble. EPC: G. To discover without delay!

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | House | City | Uccle |
| Price | € 1.180.000 | Living surface | 360 m² |
| Land surface | 480 m² | Heating | Gas |
| Bedrooms | 4 | Bathrooms | 2 |
| Shower rooms | 1 | Garages | 1 |
| Floors | 2 | Construction year | 1959 |
| Renovation year | 1997 | State | Requires updating |
| Facades | 3 | Bedroom | 21 m² |
| Bedroom | 14 m² | Bedroom | 19 m² |
| Bathroom | 8 m² | Bedroom | 25 m² |
| Office | 30 m² | Living room/dining area | 36 m² |
| Dining room | 20 m² | Garage | 15 m² |
| Cellar | 20 m² | Bathroom | 10 m² |
| Equipped kitchen | 34 m² | Locker | 2 m² |
| Lobby | 12 m² | Shower room | 6 m² |
| Landing | 6 m² | Land | 470 m² |
| Double glazing | | Bus | |
| Shops | | Nursery | |
| Primary school | | Secondary school | |
| Day care | | Hospital/clinic | |
| Doctor | | Park | |
| Public pool | | Sport center | |
| Supermarket | | Tennis | |
| Tram | | PEB | 462 kW/m² |
| PEB category | G | EPC code | 20260323-TEST |

## 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
€ 1.180.000

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