SELL SERVICE
info@victoire.be
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€ 525.000 | UCCLE | REF. XLLH-3-109

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
109 m²	2	2	8 m²

Promenade d'Uccle – Superb 2-bedroom apartment + terrace + 2 parking spots

1180 Uccle

Promenade d'Uccle – In a privileged residential environment, quiet and surrounded by greenery, Victoire Junot exclusively presents this superb contemporary apartment of ± 109 m², located on the 2nd floor of an elegant recent building and benefiting from a pleasant sunny terrace. The apartment consists of an entrance hall with custom closets and guest toilet, a bright living room opening onto an elegant fully equipped Poliform – Varenna kitchen, as well as onto a terrace of ± 8 m² facing South-West. The sleeping area includes two beautiful bedrooms of ± 16.5 and 13.5 m², including a suite with adjoining bathroom, as well as a second shower room. Ideally located on the edge of a Natura 2000 area and in immediate proximity to green spaces, Kauwberg and the French Lycée, the apartment offers a particularly peaceful living environment while remaining only a few minutes from Saint-Job and Fort Jaco. Also: armored door, aluminum double glazing, compliant electricity, cellar, 2 parking spaces with charging station on individual meter optional: 35,000 euros/parking. purchase of the 2 parkings: 60,000 euros, solar panels, double flow ventilation, water softener and bike storage. EPC B. An elegant, comfortable and perfectly equipped property offering the privilege of living close to nature without giving up city conveniences. Exclusive discovery with Victoire Junot.

Characteristics

GENERAL

Type	Apartment	City	Uccle
Price	€ 525.000	Living surface	109 m²
Terrace surface	8 m²	Heating	Gas
Bedrooms	2	Bathrooms	2
Floor	2 / 4	Construction year	2018
State	New	Facades	4
Bedroom	17 m²	Bedroom	14 m²
Bathroom	2	Lavatory	2
Terrace	8 m²	Living room/dining area	29 m²
Indoor parking	2	Equipped kitchen	13 m²
Water softener		Electric car terminal	
Double glazing		Sliding windows	
Internet		Photovoltaic panels	
Solar panels		Disabled access	
Lift		Bike storage room	
TV distribution		Security door	
Video security		Videophone	
Double flow ventilation		Airport	
Highway		Bus	
Town centre		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Bus hub	
Golf		Hospital/clinic	
Doctor		Park	
Public parking		On main road	
Sport center		Supermarket	
Taxi		Tennis	
PEB	78 kW/m²	PEB category	B
EPC code	1769518-N-2-117-3-2		

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
€ 525.000

Syndicate fees
202 €

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