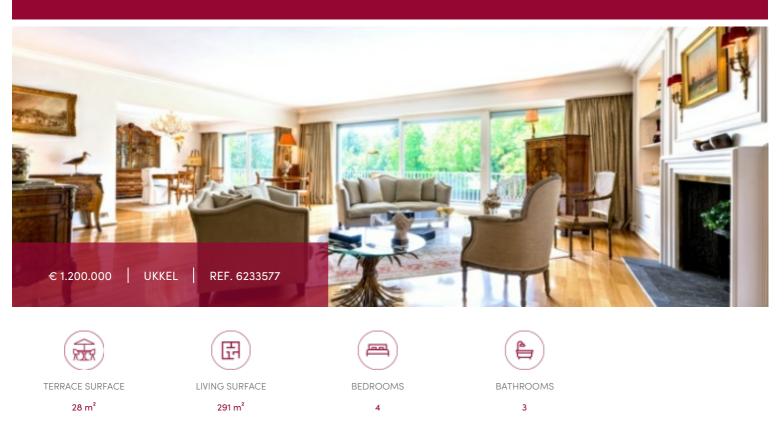


info@victoire.be +32 (0)2 375 10 10



## Superb apartment $\pm$ 291m<sup>2</sup>, terrace, parking



In the sought-after Prince d'Orange neighborhood, within a small condominium set in lush greenery, discover this superb apartment in perfect condition, offering a built area of ± 291 m<sup>2</sup>, complemented by a south-facing terrace of ± 20 m<sup>2</sup>. This exceptional property is composed as follows: entrance hall with wardrobe and guest facilities, spacious receptions of ± 72 m<sup>2</sup> opening onto the terrace, fully equipped kitchen, living room or office, master suite with a large dressing room and an en-suite bathroom, 3 generously sized bedrooms, a bathroom, and a shower room including a laundry area. A cellar and 2 parking spaces are advantageous additions to this property (MANDATORY€50,000). Electrical installations meet current standards. Energy Performance Certificate (EPC) C+.



# Characteristics

#### GENERAL

Туре	flat
Price	€ 1.200.000
Terrace surface	28 m²
Bathrooms	3
Floor	2
Available	vanaf akte
State	very good state
Kitchen (type)	hyper equipped
Office area	16 m²
Laundry room	~
Neighborhood	quiet
Cellar	~

City	Ukkel
Living surface	291 m <sup>2</sup>
Bedrooms	4
Parkings (indoor)	2
Floors	3
Construction year	1975
Facades	4
Office	~
Toilets	3
Heating (type)	collective
Heating	condensation
Neighborhood	woods
Elevator	~
PEB category	C

#### MANDATORY INFO

PEB

EPC code

Building permit	Summons and recovery claim
License issued	No judicial remedial measure or administrative measure imposed
Urban destination	Pre-emption right
living zone	There is no pre-emption right for spatial planning
Subdivision permit	Flood prone area
Subdivision permit	not located in flood area

109 kW/m<sup>2</sup>

20240807-0000687147-01-3

### FINANCIAL

Property tax	Tenant charges
6109 €	673 €



#### SELL SERVICE

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