



€ 774.500 | UKKEL | REF. 6250952



LIVING SURFACE

 225 m<sup>2</sup>


LAND SURFACE

 186 m<sup>2</sup>


BEDROOMS

4



BATHROOMS

2



GARAGES

1

## New houses 4 bedrooms - well oriented garden - very pleasant green environment !

 **Avenue Jacqueline Harpman 11, 1180 Ukkel**

This individual house with 2 facades of 225 sqm gross, is declined on 3 levels + a 45 sqm cellar in the basement. It includes on the ground floor, a garage, a checkroom, a guest toilet. A central staircase leads to a multi-purpose room (casco) on the second floor with immediate access to the 17 sqm terrace and the southwest facing garden. This same staircase leads to the upper floors to the kitchen and the dining room, and to the living room and a nice study area. The terrace makes the connection between the living room and the garden. On the first floor, the large bedroom with "en-suite" bathroom is located on the garden side, the 2 other bedrooms are on the street side, 1 shower room and 1 separate toilet complete the floor. The house is equipped with triple glazing, a heat pump and a green roof (possibility to install solar panels).

This new district, already in advanced development and very nicely laid out, extends over several hectares. It is located in the South of the Commune of Uccle, in the heart of a totally protected nature, on the edge of a NATURA 2000 zone, on the side of the Plateau du Kawberg, close to the Lycée Français, 10 minutes from Fort Jaco and the St-Job district.

Sale under registration rights on the land and under VAT regime on the construction. Estimated delivery: 2025.


A visit of the site is essential to live the project. For any information, contact us at 02/375 1010 / new@victoire.be.

## Characteristics

### GENERAL

Type	house	City	Ukkel
Price	€ 774.500	Living surface	225 m <sup>2</sup>
Land surface	186 m <sup>2</sup>	Terrace surface	17 m <sup>2</sup>
Bedrooms	4	Bathrooms	1
Shower rooms	1	Garages	1
Parkings (indoor)	1	Parkings	1
Floors	3	Available	vanaf akte
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Office area	10.5 m <sup>2</sup>	Toilets	2
Laundry room	✓	Heating (type)	individual
		Heating	floor heating
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	Double glass	✓
PEB	55 kW/m <sup>2</sup>	PEB category	B
EPC code	B		

### 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 located in flood area

### FINANCIAL

Under VAT	✓
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