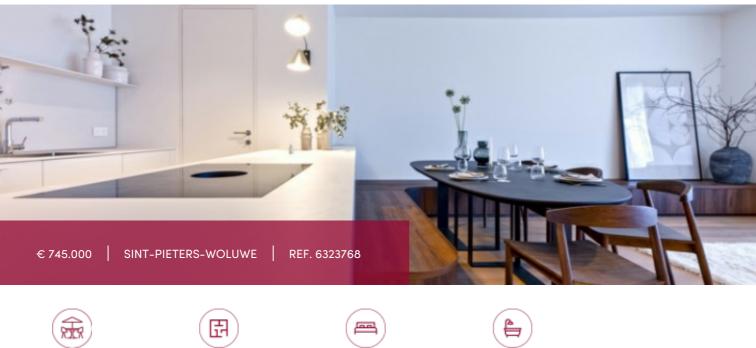


info@victoire.be +32 (0)2 375 10 10



TERRACE SURFACE 29.57 m²



BEDROOMS

3



Montgomery AREA - 3 BEDROOM FLAT + terrace

Avenue de Tervueren 249, 1150 Sint-Pieters-Woluwe 0

Victoire proposes you this 3-bedroom flat on the 1st floor in the beautiful residence "Tervueren Square". A new stunning 52-apartment project offering an incomparable living environment in Brussels, where you can enjoy both the pleasures of the city and the benefits of nature.

It's layout is as follows : Entrance hall and vestiaire with separate WC. Large living area with dining room and superbly equipped open Bulthaup kitchen, extended by the front terrace.

The night hall houses the 3 bedrooms, a second separate toilet, a shower room and a utility room. The master bedroom benefits from an en-suite bathroom with bath, shower and WC. All 3 bedrooms have also access to the terrace.

Exquisite finishes, powerful home automation, sustainable & smart building.

Parking for cars (with recharging station at extra charge), motorcycles and/or bicycle cargos are available at extra costs. Cellar in extra too.

Ideally located, close to the Montgomery-Mérode shopping district and between the splendid Parc de la Woluwe and Parc du Cinquantenaire, you'll reach the city center or the European area in just a few minutes - on foot, by bike, by car or by public transport, everything is close at hand.

Sale under the RR regime (land) and VAT (construction) -> possibility at 6% if under conditions (1st purchase, - of 200 sqm, not for investors and to live there 5 years).

Contact us to find out more about this project / 02 375 1010 - new@victoire.be



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Characteristics

GENERAL

Туре	flat			
Price	€ 745.000			
Terrace surface	29.57 m ²			
Bathrooms	1			
Parkings (indoor)	1			
Floors	8			
Construction year	2024			
Facades	2			
Toilets	2			
Heating (type)	heat recovery installation			
Neighborhood	quiet			
Cellar	~			
Double glass	~			
EPC code	В			

City	Sint-Pieters-Woluwe		
Living surface	136 m ²		
Bedrooms	3		
Shower rooms	1		
Floor	1		
Available	bij oplevering		
State	new		
Kitchen (type)	US hyper equipped		
Laundry room	✓		
Heating	geothermics		
Neighborhood	central		
Elevator	✓		
PEB	50 kW/m²		
PEB category	В		

MANDATORY INFO

Building permit	Summons and recovery claim	
Not announced	Not announced	
Urban destination	Pre-emption right	
Not announced	Not announced	
Subdivision permit	Flood prone area	
Not announced	not located in flood area	

FINANCIAL

Under VAT		
\checkmark		



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