



€ 607.500 | UKKEL | REF. 6599143



TERRACE SURFACE

 35 m<sup>2</sup>


LIVING SURFACE

 123 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2

## NEW PROJECT CHANTECLER - 3 bedroom ground floor flat + garden

 **Parvis Chantecler 246, 1180 Ukkel**

Victoire-Junot proposes this large 3-bedroom ground floor apartment with terrace and garden, on the left of the building, which features as follows:

The entrance hall with a guest toilet and coatroom leads to the large living room with a superbly equipped open-plan kitchen enlarged by a laundry/technical room; a beautiful terrace opens onto the garden and extends pleasantly around the apartment. The 3 bedrooms are located in the second part of the apartment and benefit from 2 shower rooms (one with bath and double washbasin and the second with shower + single washbasin), 1 additional separate toilet. The 3 bedrooms have a each an access to the terrace. Very well located in a quiet residential area of Uccle, not far from Linkebeek, the station is a 5-minute walk away and only at 5 minutes by car from Fort Jaco/Vivier d'Oie.

With its shared water tank (for the garden, the communal parts and WC's), exemplary insulation, high-performance windows and durable materials, the entire project has been carefully and rigorously designed to meet current energy standards. A communal vegetable garden will be planted on part of the plot. Delivery is scheduled for late 2026/early 2027. 1 cellar included and parking space available at an additional cost.

Sale subject to registration fees for the land (12.5%) and VAT for the construction (21%).

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 607.500	Living surface	123 m <sup>2</sup>
Terrace surface	35 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floors	3	Available	bij oplevering
Construction year	2026	State	new
Garden surface	84 m <sup>2</sup>	Facades	3
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
PEB	45 kW/m <sup>2</sup>	PEB category	A
EPC code	A		

### 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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