Victoire

€ 2.690.000 | UKKEL | REF. 6607807

LIVING SURFACE	LAND SURFACE	BEDROOMS	BATHROOMS	GARAGES
425 m²	785 m²	5	5	1

Bright family villa between the Observatoire district and Saint-Job.

1180
Ukkel

Located in a sought-after neighborhood, this stunning and very bright 385 m² villa, built on a 785 m² plot, combines comfort and modernity.

The ground floor features a spacious, light-filled living room with a lounge and dining area, a fully equipped open kitchen, an office, as well as a cloakroom and guest toilet. The front and rear terraces, perfect for entertaining or relaxing, complete this pleasant living space.

On the first floor, you will find four spacious bedrooms and three bathrooms. The second floor includes an additional bedroom with a shower room and a playroom, ideal for family moments.

The storage attic and the fitted basement (with a large garage, laundry room, and boiler room) add a practical dimension to the villa.

The landscaped garden, enhanced by subtle lighting, creates a true haven of peace.

The house benefits from an EPC rating of D+, home automation, an alarm system, and excellent insulation, ensuring daily comfort and security.

Characteristics

GENERAL

Type	house	City	Ukkel
Price	€ 2.690.000	Living surface	425 m²
Land surface	785 m²	Terrace surface	30 m²
Bedrooms	5	Bathrooms	5
Garages	1	Parkings	1
Floors	2	Available	vanaf akte
Construction year	1955	State	very good state
Garden surface	355 m²	Facades	4
Kitchen (type)	hyper equipped	Office	✔
Office area	10 m²	Toilets	4
Laundry room	✔	Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Double glass	✔	PEB	163 kW/m²
		PEB category	D
EPC code	20240603-0000681125-01-8		

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

Property tax
5891 €