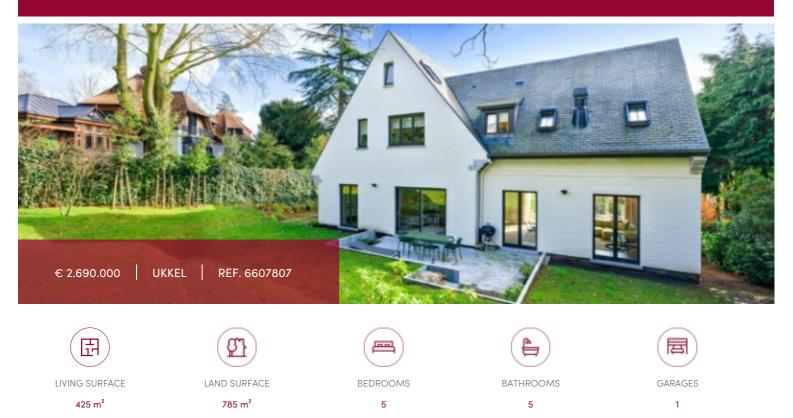


info@victoire.be +32 (0)2 375 10 10



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



Located in a sought-after neighborhood, this stunning and very bright 385 m<sup>2</sup> villa, built on a 785 m<sup>2</sup> 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

Туре	house
Price	€ 2.690.000
Land surface	785 m <sup>2</sup>
Bedrooms	5
Garages	1
Floors	2
Construction year	1955
Garden surface	355 m <sup>2</sup>
Kitchen (type)	hyper equipped
Office area	10 m²
Laundry room	~
Neighborhood	quiet
Double glass	

City	Ukkel
Living surface	425 m <sup>2</sup>
Terrace surface	30 m <sup>2</sup>
Bathrooms	5
Parkings	1
Available	vanaf akte
State	very good state
Facades	4
Office	~
Toilets	4
Heating (type)	individual
Heating	gas
Neighborhood	residential area
PEB	163 kW/m <sup>2</sup>
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€



### SELL SERVICE

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