



## SUPERB NEW 4 BEDROOM VILLA IN A PRIVATE ENCLOSURE

Avenue Dolez 171 F, 1180 Uccle

<b>Reference</b>	6964841
<b>Price</b>	€ 4.350
<b>Ground surface</b>	350m <sup>2</sup>
<b>Living surface</b>	205m <sup>2</sup>
<b>Terrace surface</b>	20m <sup>2</sup>
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2

## Description

Located in a private enclosure in the heart of the Prince d'Orange district, discover this new villa offering 4 bedrooms and an exceptional opportunity to reside in a luxurious and comfortable environment. With its 205 m<sup>2</sup> (2,300 sq ft), this property stands out for its generous spaces and refined design.

The house is composed as follows: on the ground floor, you are greeted by a spacious entrance hall, as well as bright reception rooms, opening onto a superb terrace and garden. The adjoining dining room and the fully equipped kitchen with a breakfast nook complete this welcoming living space. A toilet and a closet complete this ground floor.

The upper floor consists of four bedrooms, including a master suite and a bathroom.

This villa has outdoor parking under a carport.

This house represents a rare opportunity to rent an exceptional residence in a prestigious and secure setting.

PEB B

The €75 charges include garden maintenance.

Contact Noah Todaro at 0492 40 78 05 for more information.

## Essential info

<b>Reference</b>	6964841
<b>Type</b>	House
<b>Ground surface</b>	350m <sup>2</sup>
<b>Living surface</b>	205m <sup>2</sup>
<b>Terrace surface</b>	20m <sup>2</sup>
<b>Garden surface</b>	70m <sup>2</sup>
<b>Year of construction</b>	2020
<b>Availability</b>	To be agreed upon

## Required info

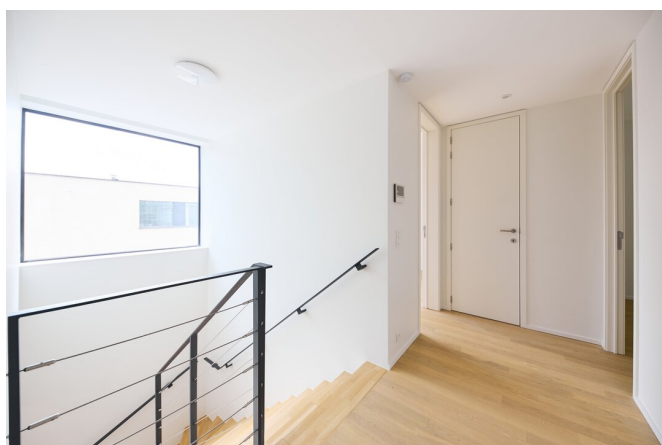
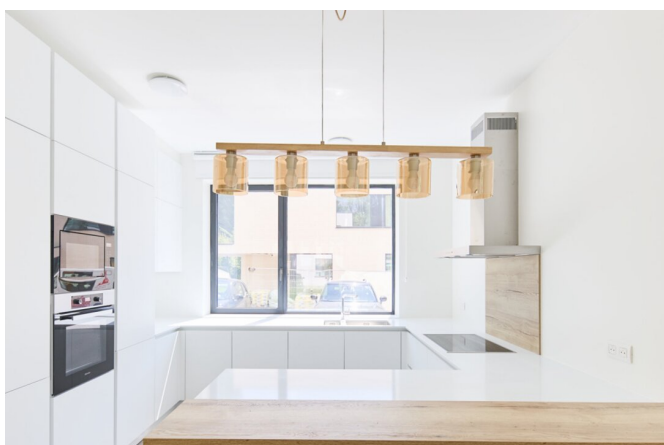
<b>EPC Value</b>	55.07
<b>EPC Label</b>	B
<b>Urban planning destination</b>	Unknown
<b>Urban planning permit</b>	Unknown
<b>Subdivision permit</b>	Unknown
<b>Summons</b>	Unknown
<b>Court decision</b>	Unknown
<b>Right to sell</b>	Unknown
<b>O-Level</b>	Not located in flood area

## Layout

<b>Toilets</b>	2
<b>Parking places</b>	1

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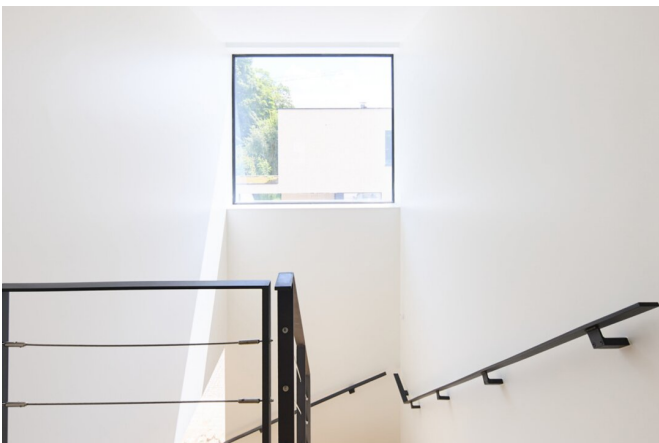
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## Interested in this estate?

Contact us for more information



### Noah Todaro

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