



€ 450.000 | ELSENE | REF. 7316827



TERRACE SURFACE

12 m<sup>2</sup>



LIVING SURFACE

78 m<sup>2</sup>



BEDROOMS

1



BATHROOMS

1

## Ixelles - 1 bedroom ground floor flat, with terraces at the "Chocolaterie Antoine"

**Rue du Prince Royal 37, 1050 Elsene**

Victoire-Junot offers you, in the new "La Chocolaterie Antoine" development located in the heart of Ixelles, a beautiful one-bedroom ground-floor apartment with terraces surrounded by small gardens. First occupation!

The through-living room enjoys views over the interior gardens and opens onto a first terrace surrounded by greenery. The open-plan, fully equipped kitchen adjoins this lovely living space and is fitted with high-quality materials.

The bedroom is located at the rear and opens onto a terrace and a small garden. A bathroom, entrance hall, laundry room and separate toilet complete this apartment.

Set within the interior of the block, this apartment will charm you with its through layout, brightness, peaceful atmosphere and high-end finishes.

The redevelopment of the site, formerly home to the Antoine Chocolate and Confectionery factory, is both bold and thoughtful, preserving its original industrial architecture while integrating contemporary materials and equipment to provide optimal comfort and quality of life.

The apartment benefits from a bicycle parking space and a cellar.

Located between Stephanie/Louise and Fernand Cocq, this address will undoubtedly appeal to lovers of urban living, with immediate access to all amenities. The nearby pedestrian zone offers easy access and a welcome sense of tranquility to the neighborhood.

A must-see without delay. Available upon deed. Sale subject to 21% VAT.

## Characteristics

### GENERAL

Type	flat	City	Elsene
Price	€ 450.000	Living surface	78 m <sup>2</sup>
Terrace surface	12 m <sup>2</sup>	Bedrooms	1
Bathrooms	1	Floors	2
Available	vanaf akte	Construction year	2025
State	New	Facades	2
Kitchen (type)	hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	collective
		Heating	gas (centr. heat.)
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	89 kW/m <sup>2</sup>
		PEB category	B
EPC code	B-		

### 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	✓
Tenant charges	180 €

