



€ 515.000 | ELSENE | REF. 7524587



TERRACE SURFACE

9 m<sup>2</sup>



LIVING SURFACE

150 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

4

## Roosevelt - bright 2-bd apartment + 1 Office, terrace, 2 pkg

📍 1050 Elsene

Ixelles- Roosevelt district : Exclusively presented by Victoire-Junot, this stunning high-end apartment of ± 150 sqm features a beautiful marble entrance hall (±10 sqm) leading to a guest cloakroom and toilet, a bright living room with wooden flooring, a first bedroom (±15 sqm) with built-in closet and a marble bathroom with washing machine and dryer, as well as a dressing room. A second bedroom (±20 m<sup>2</sup>) also features a marble en-suite bathroom with toilet, a double built-in wardrobe and a dressing room. The separate fully equipped kitchen (±17 m<sup>2</sup>), along with the master bedroom, opens onto a terrace with a view over the Forêt de Soignes. A ground-floor office with shower and kitchenette, as well as two parking spaces and 3 cellars complete this property. Compliant electrical installation. PEB B.

The apartment is empty and free of occupation. Some furnished photos are virtual images (see the logo on the right-hand side of the photos).

# Characteristics

## GENERAL

Type	flat	City	Elsene
Price	€ 515.000	Living surface	150 m <sup>2</sup>
Terrace surface	9 m <sup>2</sup>	Bedrooms	2
Bathrooms	3	Shower rooms	1
Parkings (indoor)	2	Floor	1
Floors	7	Available	vanaf akte
Construction year	1964	State	To be refreshed
Facades	2	Kitchen (type)	US hyper equipped
Office	✓	Office area	10 m <sup>2</sup>
Heating (type)	collective	Toilets	2
Neighborhood	woods	Heating	condensation
Cellar	✓	Neighborhood	residential area
Double glass	✓	Elevator	✓
EPC code	697228-01-9	PEB	94 kW/m <sup>2</sup>
		PEB category	B

## MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
living zone	Not announced
Subdivision permit	 Flood prone area
Not announced	not located in flood area

## FINANCIAL

Property tax
4062 €

