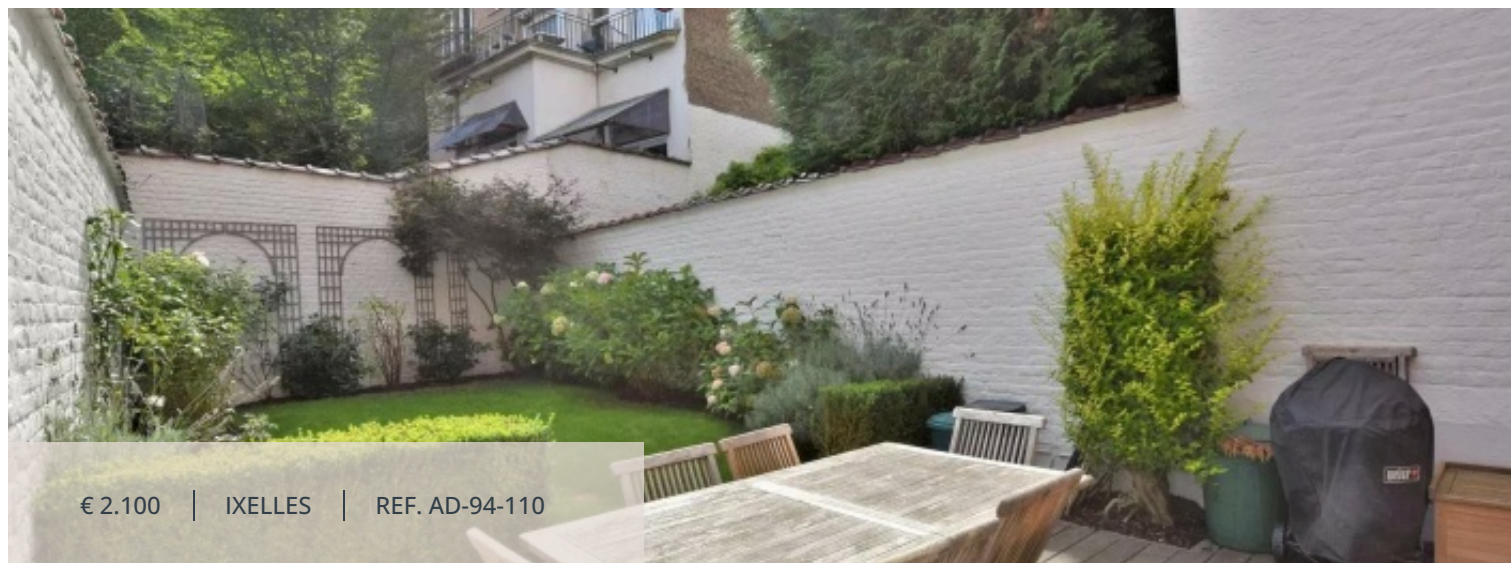




€ 2.100 | IXELLES | REF. AD-94-110



LIVING SURFACE

110 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

20 m<sup>2</sup>

## Apartment at Ixelles

**1050 Ixelles**

Well presented by Alexandra Dewitte Tel: 0473/84.61.61 or alexandra.dewitte@victoire.be Exclusively through Victoire Junot, we offer in a quiet street of the Châtelain neighborhood, located on the ground floor of a character building, a 2-bedroom apartment of ± 110 m<sup>2</sup> fully renovated with quality materials. It consists of an entrance hall leading to the triple enfilade living room composed of two lounges and a dining room complemented by a fully equipped open kitchen. The living areas open onto the garden with a terrace of +/- 20m<sup>2</sup>. On the lower level, a night hall with numerous closets, a first bedroom with dressing room (+/- 9m<sup>2</sup>), a shower room as well as the master bedroom and a shower room. Charming property to see! EPC E. To discover exclusively at Victoire Junot - [www.victoire.be](http://www.victoire.be) - Tel: 02 375 10 10

## Characteristics

### GENERAL

|                                                       |                     |                 |           |
|-------------------------------------------------------|---------------------|-----------------|-----------|
| Type                                                  | Apartment           | City            | Ixelles   |
| Price                                                 | € 2.100             | Living surface  | 110 m²    |
| Terrace surface                                       | 20 m²               | Heating         | Gas       |
| Bedrooms                                              | 2                   | Shower rooms    | 2         |
| Floors                                                | 3                   | Available       | Free      |
| State                                                 | Excellent condition | Facades         | 2         |
| Bedroom                                               | 9 m²                | Bedroom         | 15 m²     |
| Shower room                                           | 2                   | Terrace         | 20 m²     |
| Living room/dining area                               | 40 m²               | Garden          | 40 m²     |
| Land                                                  | 141 m²              | Double glazing  |           |
| Oven                                                  |                     | Dishwasher      |           |
| Hob                                                   |                     | Refrigerator    |           |
| Bus                                                   |                     | Shops           |           |
| Primary school                                        |                     | Sport center    |           |
| Train station                                         |                     | Highway         |           |
| Town centre                                           |                     | Nursery         |           |
| Secondary school                                      |                     | Hospital/clinic |           |
| Doctor                                                |                     | Park            |           |
| Public pool                                           |                     | Supermarket     |           |
| Taxi                                                  |                     | Tennis          |           |
| Tram                                                  |                     | University      |           |
| Possibility of connecting : Water / Gas / Electricity |                     | PEB             | 272 kW/m² |
|                                                       |                     | PEB category    | E         |

### MANDATORY INFO

|                                     |                                                                                                                       |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Building permit<br>Not announced    | Summons and recovery claim<br>Not announced                                                                           |
| Urban destination<br>Not announced  | Pre-emption right<br>Not announced                                                                                    |
| Subdivision permit<br>Not announced |  Flood prone area<br>Not announced |

### FINANCIAL

Price  
€ 2.100

---

Expenses  
240 €

---

