



€ 830.000 | IXELLES | REF. UCYK-8-135



LIVING SURFACE

135 m²



BEDROOMS

3



BATHROOMS

3



TERRACE SURFACE

35 m²

Exceptional Apartment near Place Brugmann – Garden & Terrace

 **1050 Ixelles**


Victoire-Junot presents this superb, fully renovated apartment with a private entrance directly from the street (like a house), offering a living area of ± 135 m², complemented by a 35 m² terrace and a 115 m² South-East facing garden. Ideally located between Place Brugmann and Place du Châtelain, in a beautiful early 20th-century building. The apartment is laid out as follows: a spacious entrance hall with cloakroom and guest toilet, generous reception rooms with access to the outdoor spaces, a Bulthaup kitchen, night hall, a master suite with dressing room of ± 23 m² and en-suite bathroom, a second bedroom of ± 13 m² with shower room, and a study or third bedroom of ± 15 m² with its own en-suite bathroom. Cellar included. Fully renovated in 2017, compliant electrical installation, EPC rating D-. A must-see!

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 830.000	Living surface	135 m ²
Terrace surface	35 m ²	Heating	Gas
Bedrooms	3	Bathrooms	3
Floors	3	Construction year	1900
Renovation year	2017	State	Excellent condition
Facades	2	Bedroom	13 m ²
Kitchen	8 m ²	Bathroom	3
Lavatory	2	Terrace	35 m ²
Living room/dining area	40 m ²	Garden	115 m ²
Intercom		Double glazing	
Lift		Bus	
Shops		Primary school	
PEB	192 kW/m ²	PEB category	D
EPC code	369499-01-3		

MANDATORY INFO

Building permit License issued	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area Non-flood zone

FINANCIAL

Price € 830.000	Land registry reference Ixelles 7è DIV section B n°306/P/42 €
Reference lot Appt 0.1 €	

