



€ 995.000 | IXELLES | REF. WOSM-34-139



LIVING SURFACE

138.5 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

53 m²

Superb 2-bedroom apt with a 53 m² terrace, garage, and cellar

 **DE LA RÉFORME 34 RUE, 1050 Ixelles**


Perfectly located in the prestigious Place Brugmann area, within a magnificent fully renovated/built building offering high-end finishes. This excellent apartment is laid out as follows: entrance hall with cloakroom and guest toilet, spacious and light-filled living areas through large windows providing access to the ± 53 m² terrace with exceptional views of the park, fully equipped open kitchen, hallway, 2 beautiful bedrooms, each with its own bathroom and an adjoining shower room, custom-made closets and dressing room, laundry room. Cellar (€5,000) Parking space (€60,000). EPC C+

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 995.000	Living surface	138.5 m ²
Terrace surface	53 m ²	Heating	Gas
Bedrooms	2	Bathrooms	2
Floors	5	Construction year	1926
Renovation year	2018	State	New
Facades	2	Bedroom	12 m ²
Kitchen	9 m ²	Bathroom	2
Lavatory	3	Terrace	53 m ²
Living room/dining area	35 m ²	Videophone	
Double glazing		Lift	
Security door		Bus	
Shops		Primary school	
Sport center		Airport	
Highway		Town centre	
Supermarket		PEB	96 kW/m ²
PEB category	C	EPC code	C

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 Non-flood zone

FINANCIAL

Price € 995.000	Syndicate fees 100 €
--------------------	-------------------------

