Victoire Junot

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

| LIVING SURFACE | BEDROOMS | BATHROOMS | TERRACE SURFACE |
|---|---|---|---|
| 138.5 m² | 2 | 2 | 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 m² |
| Terrace surface | 53 m² | Heating | Gas |
| Bedrooms | 2 | Bathrooms | 2 |
| Floors | 5 | Construction year | 1926 |
| Renovation year | 2018 | State | New |
| Facades | 2 | Bedroom | 12 m² |
| Bedroom | 12 m² | Kitchen | 9 m² |
| Bathroom | 2 | Lavatory | 3 |
| Terrace | 53 m² | Living room/dining area | 35 m² |
| Videophone | | Double glazing | |
| Lift | | Security door | |
| Bus | | Shops | |
| Primary school | | Sport center | |
| Airport | | Highway | |
| Town centre | | Supermarket | |
| Possibility of connecting : Water / Gas / Electricity | | PEB | 96 kW/m² |
| | | PEB category | C |
| EPC code | C | | |

## 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>Non-flood zone |

## FINANCIAL

| | |
|---|---|
| Price<br>€ 995.000 | Syndicate fees<br>100 € |

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