

€ 499.000 | IXELLES | REF. XLNL-30-172



LIVING SURFACE

172 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

3



TERRACE SURFACE

20 m<sup>2</sup>

## Louise/ Place Stéphanie: Beautiful duplex + courtyard

 **1050 Ixelles**


OFFERS STARTING FROM €499.000 In the immediate vicinity of Place Stéphanie, a beautiful, fully renovated duplex apartment with a total gross area of approximately 172 m<sup>2</sup> in a charming period building. It comprises: on the ground floor, a fully equipped kitchen opening onto a dining room, a living room, a bedroom with an en-suite shower room and direct access to the covered courtyard. On the lower level, a multi-purpose room, a bathroom, a second bedroom, and a laundry area. Also included: legal status = 1-bedroom apartment, de facto = 2-bedroom apartment, shared carriage entrance with bicycle storage, elevator in the building, individual condensing gas boiler, double glazing. Energy Performance Certificate (EPC) rating D-. Don't miss out!

## Characteristics

### GENERAL

Type	Apartment	City	Ixelles
Price	€ 499.000	Living surface	172 m <sup>2</sup>
Terrace surface	20 m <sup>2</sup>	Heating	Gas
Bedrooms	2	Bathrooms	2
Shower rooms	1	Floors	3
Renovation year	2025	State	New
Facades	2	Bedroom	16 m <sup>2</sup>
Kitchen	10 m <sup>2</sup>	Bathroom	2
Lavatory	2	Terrace	20 m <sup>2</sup>
Living room/dining area	36 m <sup>2</sup>	Land	274 m <sup>2</sup>
Intercom		Double glazing	
Lift		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		PEB	203 kW/m <sup>2</sup>
PEB category	D	EPC code	202601220000741275015

### 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	€ 499.000	Syndicate fees	320 €
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