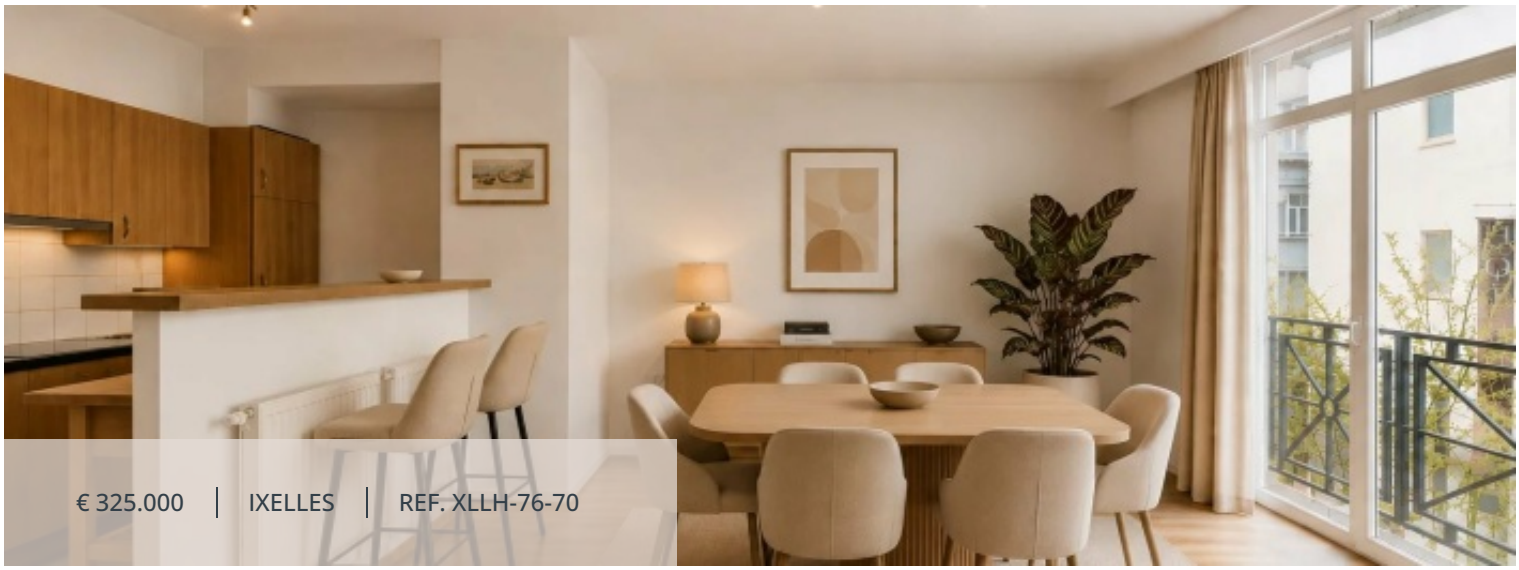
SELL SERVICE
info@victoire.be
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
70 m²	1	1	7 m²

UNDER OFFER Stephanie/Louise neighborhood: beautiful 1-bedroom apartment

1050 Ixelles

Just steps from Avenue Louise and its shops, Victoire-Junot exclusively presents this superb apartment offering approximately 81 sqm gross floor area (according to the EPC), located on the 2nd floor of a building dating from the 2000s. It is laid out as follows: entrance hall, bright living room with fully equipped open-plan kitchen of approximately 35 sqm, hall leading to a separate toilet, storage room, a bathroom (bathtub, shower, double washbasin and laundry area), as well as a rear-facing bedroom of approximately 13 sqm opening onto a south-facing terrace. Also featuring: wooden window frames, recent individual gas boiler, parking space available at an additional mandatory cost of €35,000, EPC D. A must-see property! Also featuring: Building dating from approximately 2000 Gross surface area of approximately 70 sqm (according to EPC: 81 sqm) Property tax: €1,868.37 Electrical certificate: not available Mandatory parking space: €35,000 Possibility to purchase the furniture Charges: €100/month (common areas, etc.) Reserve fund contribution: €59/month General Meeting (2024): installation of fibre optics, lift works, basement water infiltration works, and update of the internal regulations. Extraordinary General Meeting 2025: terrace renovation works approved.

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 325.000	Living surface	70 m²
Terrace surface	7 m²	Heating	Gas
Bedrooms	1	Bathrooms	1
Floor	2 / 5	Furnished	
Construction year	2000	State	Good condition
Facades	2	Bedroom	13 m²
Terrace	7 m²	Living/dining/kitchen area	35 m²
Double glazing		Lift	
Bike storage room		Intercom	
Furnished		Disabled access	
Digicode		Airport	
Highway		Bus	
Town centre		Movies	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Bus hub		Hospital/clinic	
Doctor		Metro	
Park		Public parking	
On main road		Sport center	
Taxi		Tennis	
University		Supermarket	
Tram		Possibility of connecting : Water / Gas / Electricity	
PEB	180 kW/m²	PEB category	D
EPC code	20180430-000052663-01-7		

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
€ 325.000

Syndicate fees
109 €

Victoire Junot

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