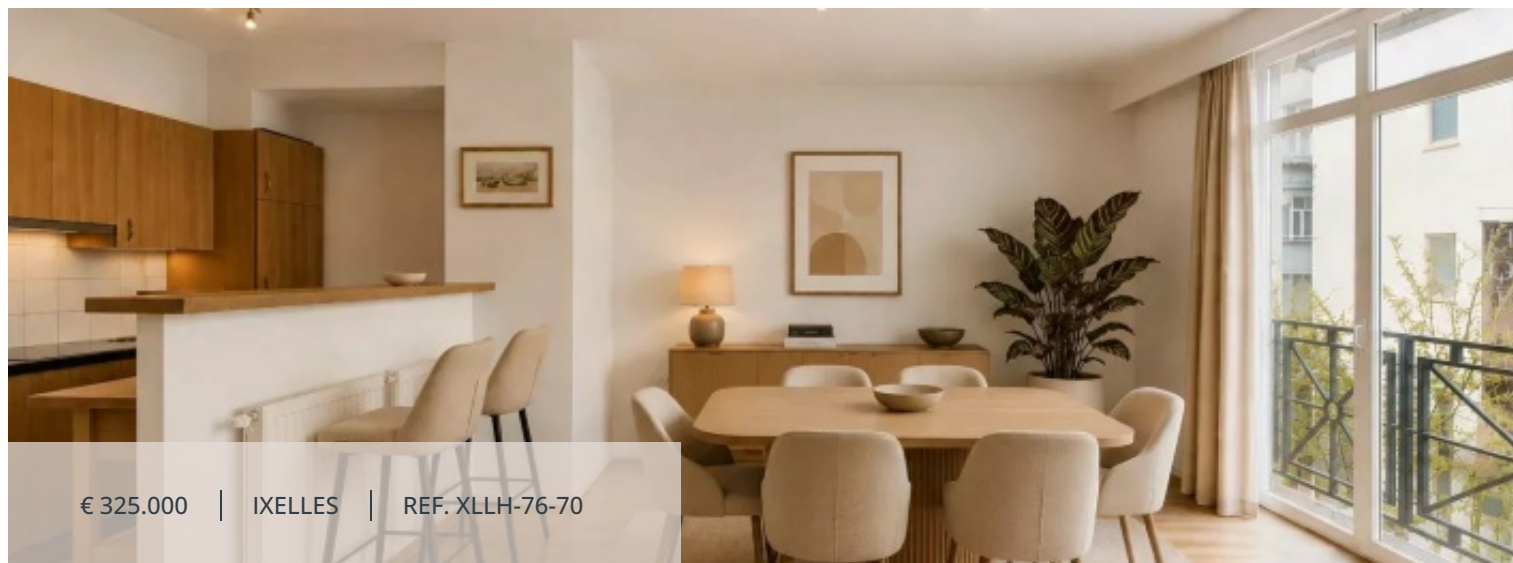




€ 325.000 | IXELLES | REF. XLLH-76-70



LIVING SURFACE

70 m<sup>2</sup>


BEDROOMS

1



BATHROOMS

1



TERRACE SURFACE

7 m<sup>2</sup>

## 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

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Urban destination  
Not announced

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Subdivision permit  
Not announced

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Summons and recovery claim  
Not announced

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Pre-emption right  
Not announced

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 Flood prone area  
Non-flood zone

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## FINANCIAL

Price  
€ 325.000

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Syndicate fees  
109 €

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