



€ 1.260.000 | IXELLES | REF. UCLZ--89-230



LIVING SURFACE

230 m²



BEDROOMS

3



BATHROOMS

2

Lepoutre/Brugmann, magnificent renovated triplex

 **1050 Ixelles**

Victoire Junot presents, in the highly sought-after Lepoutre neighbourhood, just steps from Place Brugmann, this magnificent triplex of ± 230 m², located within an elegant 1912 townhouse, extensively renovated in 2006 and 2015. The apartment stands out for its generous volumes, natural light and character. The spacious and warm reception rooms offer very pleasant living areas, extended by a large west-facing terrace, ideal for enjoying the late-afternoon light. The kitchen blends harmoniously into this living space. A balcony also enjoys a lovely view towards Place Brugmann. The night area comprises three bedrooms, one of which has a dressing room, and three bathrooms. The private lift serves two levels of the triplex, providing rare comfort for this type of property. The floors and staircases were redone around ten years ago, and the terrace has been insulated. Compliant electrical installation, PEB D. A charming, bright and elegant property, at a particularly sought-after address, in the immediate vicinity of Place Brugmann, its shops, restaurants and public transport. Possibility to rent or purchase a garage on Place Brugmann.

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 1.260.000	Living surface	230 m ²
Heating	Gas	Bedrooms	3
Bathrooms	1	Shower rooms	1
Floor	2 / 4	Construction year	1912
Renovation year	2015	State	Excellent condition
Bedroom	18 m ²	Living-room	22 m ²
Kitchen	11 m ²	Bathroom	6.9 m ²
Office	25 m ²	Shower room	4 m ²
Walk-in wardrobe	8 m ²	Lavatory	2 m ²
Dining room	19 m ²	Hall	2.5 m ²
Lobby	5.3 m ²	Double glazing	
Internet		Fire alarm system	
Intercom		Airport	
Highway		Bus	
Town centre		Movies	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Bus hub		Golf	
Hospital/clinic		Doctor	
Metro		Park	
Public parking		Public pool	
On main road		Sport center	
Supermarket		Taxi	
Tennis		Tram	
University		PEB	195 kW/m ²
PEB category	D	EPC code	20200617-0000569989-01-2

MANDATORY INFO


Building permit
License issued

Urban destination
Zone d'habitat (résidentiel, urbain ou rural)

Subdivision permit
Subdivision permit

Summons and recovery claim
No judicial remedial measure or administrative measure imposed

Pre-emption right
There is no pre-emption right for spatial planning

 Flood prone area

Non-flood zone

FINANCIAL

Price
€ 1.260.000

Syndicate fees
188 €

