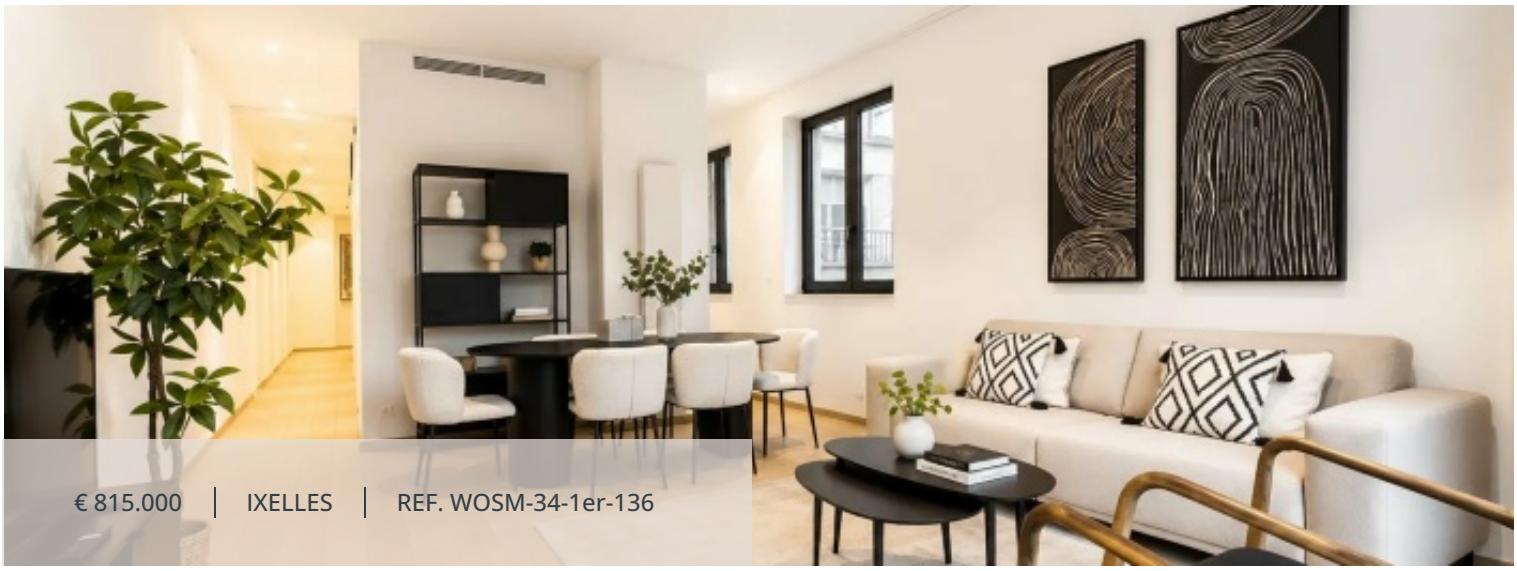
SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



LIVING SURFACE	BEDROOMS	BATHROOMS
136 m²	3	3

Brugmann - Chatelain- 3 Bedroom Apartment

FERNAND NEURAY 12 RUE, 1050 Ixelles

Located in the heart of the Brugmann neighborhood, Victoire-Junot offers you, in the NEURAY 12 residence, this high-standing apartment of 136m². It consists of: an entrance hall with wardrobe and guest toilet, a master bedroom with an adjoining bathroom. Night hall with access to the laundry room, a separate toilet, and two other bedrooms each with their shower rooms. Living room with fully equipped kitchen. Energy performance certificate C+ and electricity compliant with modern standards. The location is ideal, in the immediate vicinity of Châtelain, with shops, schools, universities, public transport, and green spaces. Private cellar + €5,000. Currently rented at €2,135/month excluding charges. Visit without delay !!

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 815.000	Living surface	136 m²
Heating	Gas	Bedrooms	3
Bathrooms	1	Shower rooms	2
Floor	1 / 4	Construction year	1924
Renovation year	2024	State	Excellent condition
Facades	2	Bedroom	3
Shower room	2	Lavatory	2
Double glazing		Aluminum window	
Internet		Lift	
Intercom		Airport	
Bus		Town centre	
Movies		Shops	
Primary school		Secondary school	
Train station		Metro	
Supermarket		Tram	
PEB	106 kW/m²	PEB category	C
EPC code	20210105-0000580584-01-0		

MANDATORY INFO

Building permit License issued	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	Flood prone area Not announced

FINANCIAL

Price € 815.000	Syndicate fees 150 €

Victoire Junot

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