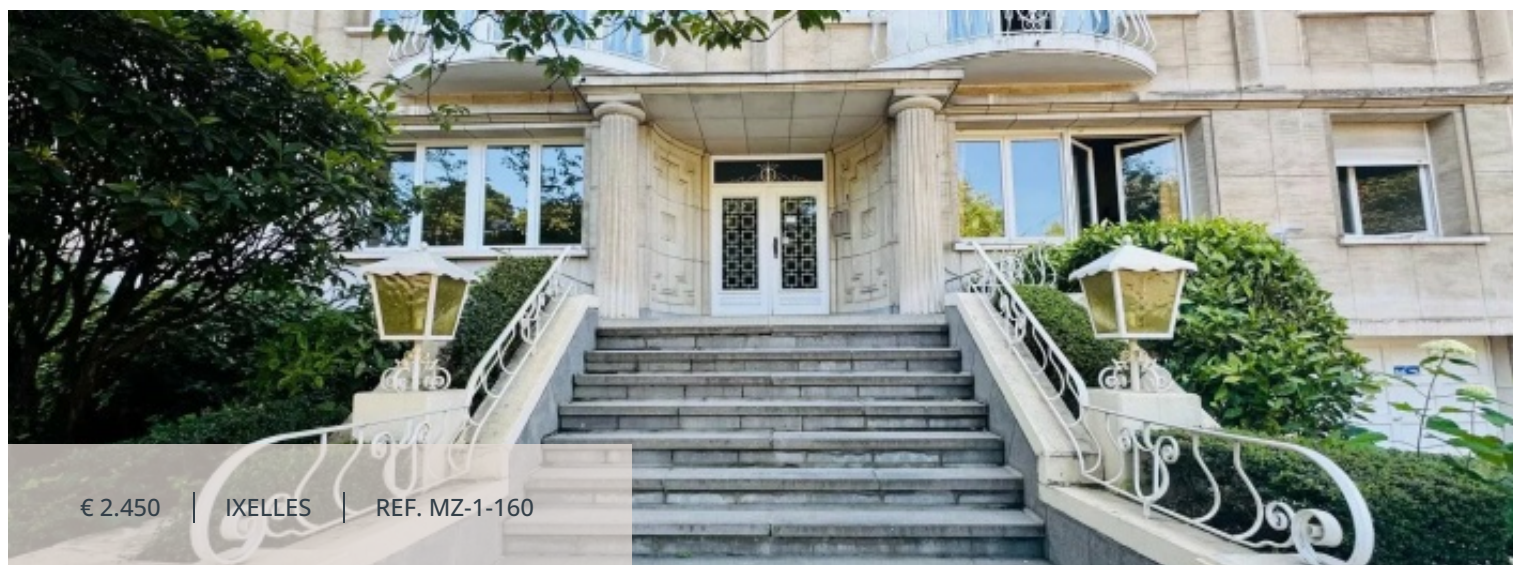




€ 2.450 | IXELLES | REF. MZ-1-160



LIVING SURFACE

160 m²



BEDROOMS

3



BATHROOMS

2

Apartment at Ixelles

 **DU DERBY 1 AVENUE/ 4 DROIT, 1050 Ixelles**

Presented by Zinchenko Maia :maia.zinchenko@victoire.be VICTOIRE JUNOT offers you in the Roosevelt / ULB District, in a beautiful classic building, an apartment with a south-facing terrace of approximately 160m² in excellent condition consisting of an entrance hall, cloakroom, large living room (around 50 m²), a fully equipped open kitchen, 3 bedrooms, rear terrace, 1 bathroom, 1 shower room, dressing room. Parquet, voile, and central heating. Cellar. Garage mandatory: +150 euros - concierge. Excellent EPC: B-

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 2.450	Living surface	160 m²
Heating	Gas	Bedrooms	3
Bathrooms	1	Shower rooms	1
Floor	4 / 5	Available	Occupied
Available	15-10-2026	Construction year	1954
State	Excellent condition	Facades	2
Bedroom	18 m²	Bedroom	16 m²
Bedroom	14 m²	Lavatory	3
Living room/dining area	50 m²	Intercom	
Double glazing		Lift	
Security door		Stove	
Oven		Dishwasher	
Refrigerator		Bus	
Shops		Primary school	
Sport center		Town centre	
Supermarket		Tram	
Possibility of connecting : Water / Gas / Electricity		PEB	86 kW/m²
		PEB category	B
EPC code	202607010000758709014		

MANDATORY INFO

Building permit	Summons and recovery claim
License issued	Summons issued
Urban destination	Pre-emption right
Zone d'habitat (résidentiel, urbain ou rural)	Pre-emption right spatial planning available
Subdivision permit	 Flood prone area
Subdivision permit	Non-flood zone

FINANCIAL

Price	Expenses
€ 2.450	250 €

