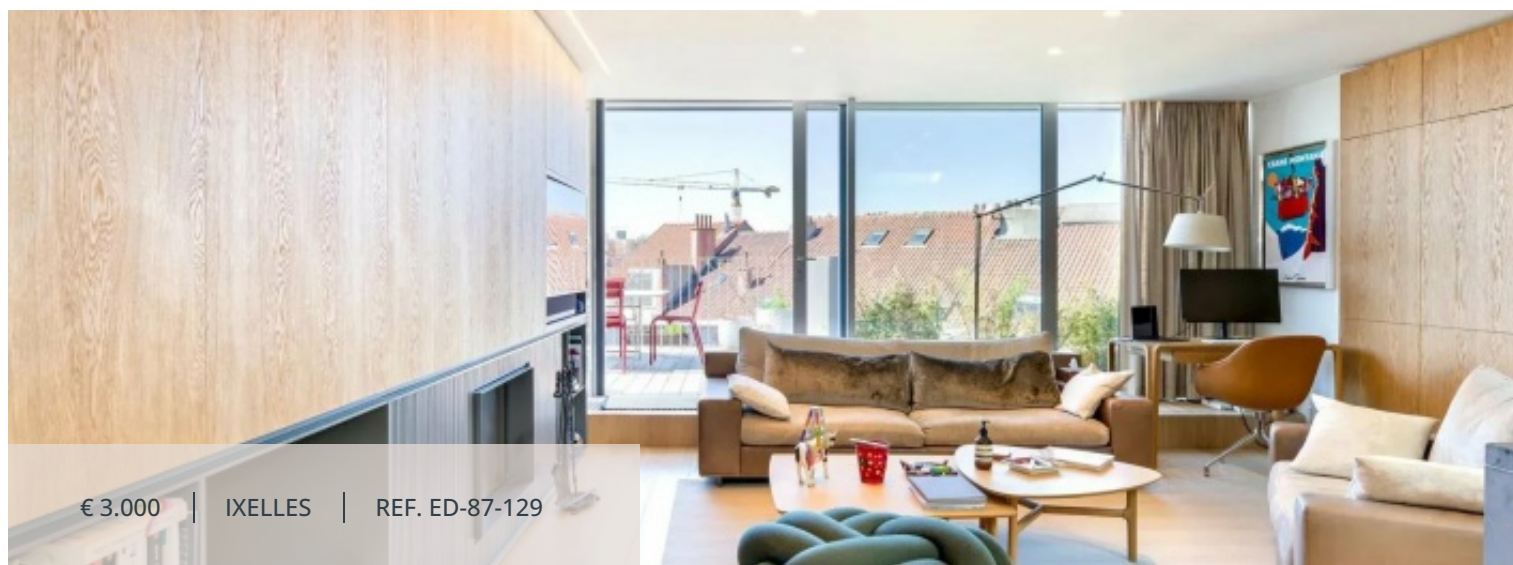




€ 3.000 | IXELLES | REF. ED-87-129



LIVING SURFACE

129 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

38 m<sup>2</sup>

## Apartment at Ixelles

**DE L'ARBRE BÉNIT 87 RUE, 1050 Ixelles**

Presented by Élisabeth du Chastel : 0495 79 78 58 / elisabeth.duchastel@victoire.be Victoire Junot offers you, just a few steps from Place Stéphanie, public transport, shops, and restaurants, in a quiet one-way street, a beautiful penthouse apartment in a character building extensively renovated in 2019. With an area of 130 m<sup>2</sup> it consists of: Entrance hall, guest toilet, beautiful living room with fireplace and access to a large terrace of approximately 38 m<sup>2</sup>, open super-equipped kitchen with central island, night hall with wardrobes, one large bedroom with access to the terrace, a bathroom, a second bedroom and shower room, a laundry room. The apartment features very neat and high-quality finishes. Basement cellar. EPC D. Available from September 21. Common charges of €200/month. To discover at Victoire Junot - [www.victoire.be](http://www.victoire.be) - Phone: 02 375 10 00

## Characteristics

### GENERAL

|                   |            |                                                       |                     |
|-------------------|------------|-------------------------------------------------------|---------------------|
| Type              | Apartment  | City                                                  | Ixelles             |
| Price             | € 3.000    | Living surface                                        | 129 m²              |
| Terrace surface   | 38 m²      | Heating                                               | Gas                 |
| Bedrooms          | 2          | Bathrooms                                             | 2                   |
| Floor             | 3 / 3      | Available                                             | Occupied            |
| Available         | 21-09-2026 | Construction year                                     | 1844                |
| Renovation year   | 2019       | State                                                 | Excellent condition |
| Bedroom           | 15 m²      | Bedroom                                               | 11.5 m²             |
| Bathroom          | 2          | Lavatory                                              | 2                   |
| Terrace           | 38 m²      | Living room/dining area                               | 60 m²               |
| Intercom          |            | Double glazing                                        |                     |
| Lift              |            | Security door                                         |                     |
| Air-conditioning  |            | Sliding windows                                       |                     |
| Fire alarm system |            | Freezer                                               |                     |
| Oven              |            | Washing machine                                       |                     |
| Dishwasher        |            | Hob                                                   |                     |
| Refrigerator      |            | Clothes dryer                                         |                     |
| Bus               |            | Shops                                                 |                     |
| Primary school    |            | Sport center                                          |                     |
| Town centre       |            | Nursery                                               |                     |
| Secondary school  |            | Day care                                              |                     |
| Doctor            |            | Metro                                                 |                     |
| Park              |            | Public parking                                        |                     |
| On main road      |            | Supermarket                                           |                     |
| University        |            | Possibility of connecting : Water / Gas / Electricity |                     |
| PEB               | 159 kW/m²  | PEB category                                          | D                   |
| EPC code          | D          |                                                       |                     |

### 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  
€ 3.000

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Expenses  
200 €

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