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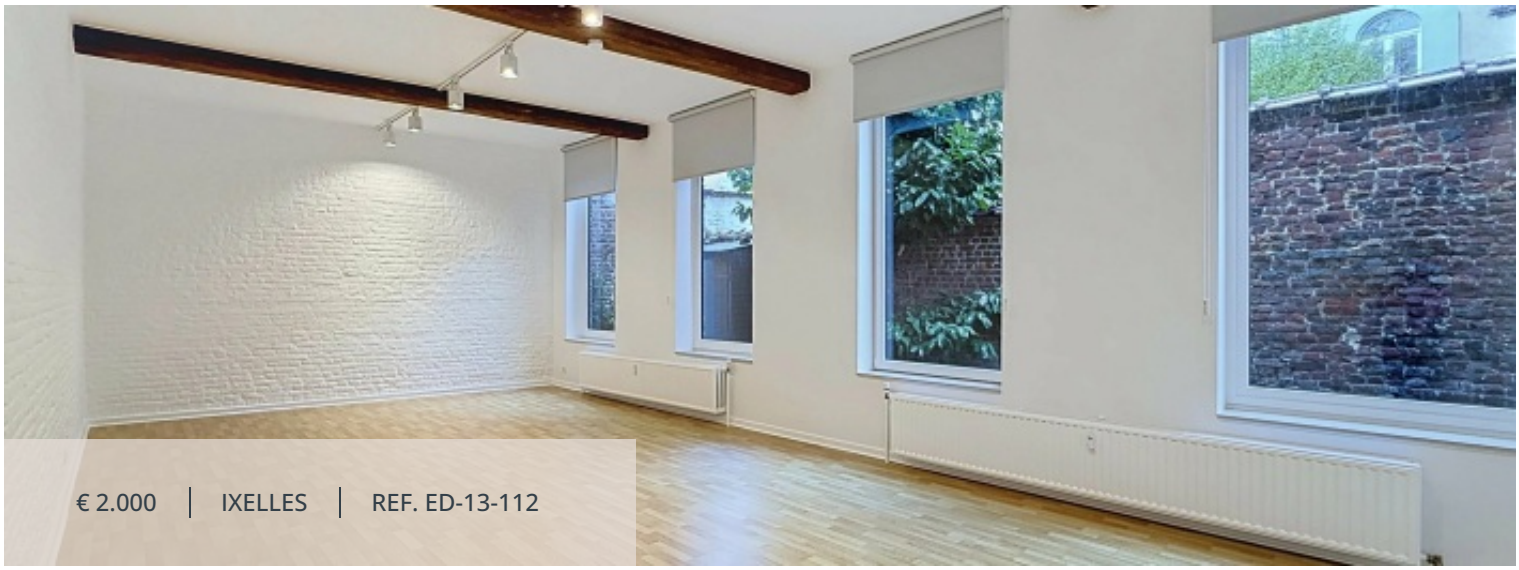

€ 2.000 | IXELLES | REF. ED-13-112

| LIVING SURFACE | BEDROOMS | BATHROOMS | TERRACE SURFACE |
|---|---|---|---|
| 112 m² | 1 | 1 | 21 m² |

# House at Ixelles

**DES CHAMPS ELYSÉES 13-15 RUE, 1050 Ixelles**

Presented by Elisabeth du Chastel: 0495 79 78 58 / elisabeth.duchastel@victoire.be Victoire Junot offers you, just steps from Fernand Cocq square, access to a private courtyard, an entirely renovated former beguinage. The house opens onto an entrance hall with a cloakroom, a separate WC, and a laundry room. You will be charmed by a spacious 43 m² room on the ground floor, offering multiple layout possibilities: living room, office, reception area, or a space dedicated to professional activity. Upstairs, a second 43 m² room offers just as much potential. It can accommodate a large bedroom or be converted into a studio, especially if the main activity is conducted on the ground floor. A fully equipped kitchen and a shower room with WC complete this floor. Finally, a pleasant private terrace of 21 m² will allow you to fully enjoy the beautiful days. Energy Performance Certificate E. Immediately available. Charges of €160 for common areas, water, and gas. Possibility to rent a parking space for €120. Rental possible for companies. This location is ideal as you will have the calm character of a back courtyard house while being in the heart of a dynamic neighborhood. It offers quick access to transport, shops, schools, gyms... Additional information: wall and roof insulation were recently done. The EPC E rating is due to the attic rooms upstairs but previous years' consumption was around 13,000 kWh, equivalent to an EPC C. To discover at Victoire Junot - www.victoire.be - Tel: 02 375 10 00

Victoire Junot

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# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | House | City | Ixelles |
| Price | € 2.000 | Living surface | 112 m² |
| Terrace surface | 21 m² | Heating | Gas |
| Bedrooms | 1 | Bathrooms | 1 |
| Floors | 1 | Available | Free |
| Construction year | 1950 | State | Excellent condition |
| Bedroom | 43 m² | Living-room | 43 m² |
| Terrace | 21 m² | Fire alarm system | |
| Bike storage room | | Intercom | |
| Freezer | | Oven | |
| Microwave oven | | Dishwasher | |
| Hob | | Refrigerator | |
| Double glazing | | Bus | |
| Town centre | | Movies | |
| Shops | | Nursery | |
| Primary school | | Secondary school | |
| Day care | | Hospital/clinic | |
| Lake | | Doctor | |
| Metro | | Park | |
| Public parking | | On main road | |
| Sport center | | Supermarket | |
| Taxi | | Tennis | |
| Tram | | University | |
| Possibility of connecting : Water / Gas / Electricity | | PEB | 249 kW/m² |
| | | PEB category | E |

## MANDATORY INFO

Building permit
Not announced

Summons and recovery claim
Not announced

Urban destination
Not announced

Pre-emption right
Not announced

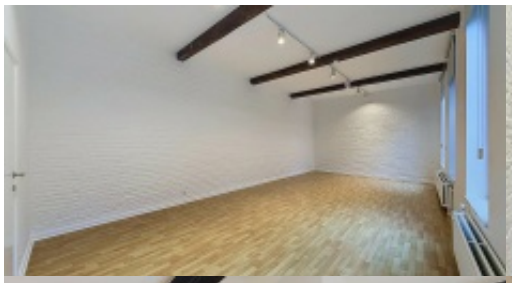
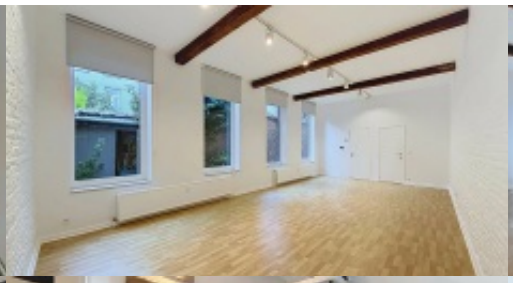
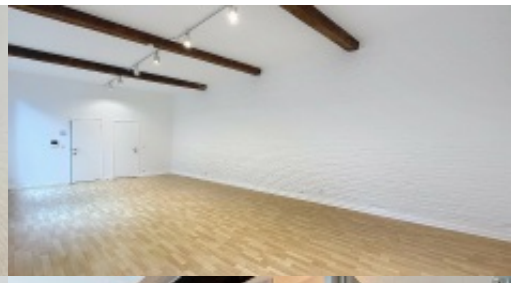
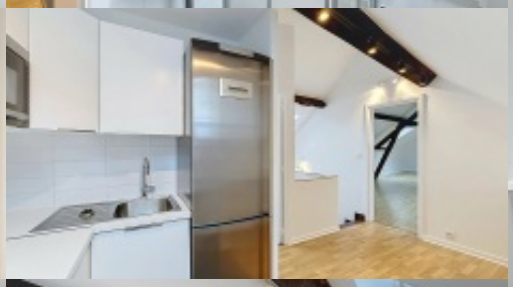
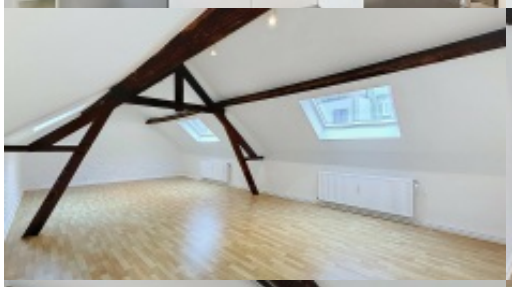
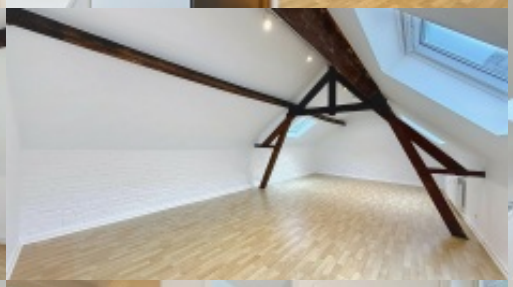
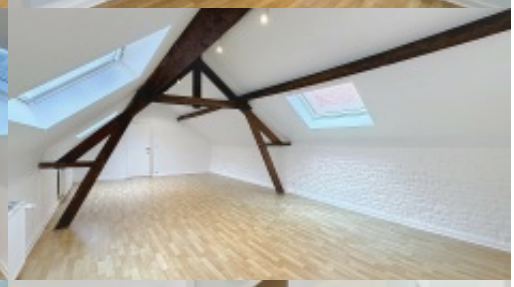
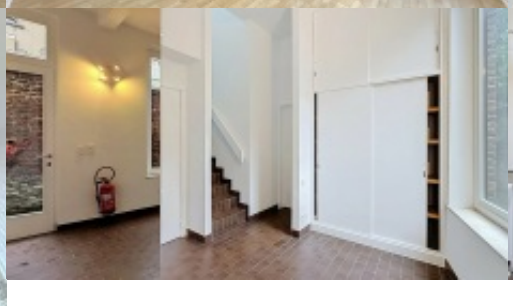
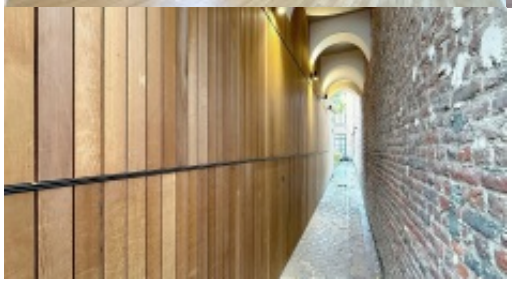
Subdivision permit
Not announced

Flood prone area
Non-flood zone

## FINANCIAL

Price
€ 2.000

Expenses
160 €

Victoire Junot

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