SELL SERVICE
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€ 1.850.000 | IXELLES | REF. XLLH-4-430-NEW

LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES	TERRACE SURFACE
430 m²	6	3	1	56 m²

E. Ixelles Ponds, splendid mansion designed by architect E. Delune

1050 Ixelles

Located in the highly sought-after Ixelles Ponds neighborhood, elegant mansion built by architect Ernest Delune, offering approximately 520 m² of gross area spread over five levels. It features generous volumes, high ceilings, and a terrace facing the Ponds. It is composed as follows: entrance hall opening onto a beautiful central staircase, cloakroom and washbasin, as well as superb receptions located on the ground floor and first floor, offering exceptional views thanks to bay windows. The house also includes an office, six bright and comfortable bedrooms, and three bathrooms. The living spaces offer numerous possibilities for layout, including an atelier or professional space thanks to a second private entrance on Avenue du Général de Gaulle. Also: Parquet floor, front garden, numerous cellars, garage and parking space, alarm system, gas boiler. A unique and charming house to discover exclusively with Victoire Junot.

Characteristics

GENERAL

Type	House	City	Ixelles
Price	€ 1.850.000	Living surface	430 m²
Terrace surface	56 m²	Heating	Gas
Bedrooms	6	Bathrooms	2
Shower rooms	1	Garages	1
Floors	4	Construction year	1907
State	Requires updating	Facades	2
Bedroom	19 m²	Bedroom	16 m²
Bedroom	14 m²	Living-room	2
Living-room	50 m²	Bedroom	13 m²
Bedroom	15 m²	Bedroom	16 m²
Office	23 m²	Dining room	17 m²
Cellar	3	Double reception room	30 m²
Bathroom	2	Equipped kitchen	22 m²
Lobby	6 m²	Lavatory	4
Terrace	2	Terrace	56 m²
Balcony	4 m²	Double glazing	
PVC window		Internet	
Electric shutters		Listed historic building	
Bike storage room		TV distribution	
Alarm system		Intercom	
Airport		Highway	
Bus		Town centre	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Bus hub	
Hospital/clinic		Doctor	
Convention center		Park	
Public parking		On main road	
Sport center		Supermarket	

Taxi	
Tram	
Possibility of connecting : Water / Gas / Electricity	
EPC code	20170524-0000504827-01-6
Tennis	
University	
PEB	568 kW/m²
PEB category	G

MANDATORY INFO

Building permit Not announced	Summons and recovery claim No judicial remedial measure or administrative measure imposed
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	Flood prone area Non-flood zone

FINANCIAL

Price
€ 1.850.000

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