info@victoire.be
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LIVING SURFACE	BEDROOMS	BATHROOMS
272 m²	5	3

House at Ixelles

EMILE BANNING 123 RUE, 1050 Ixelles

Presented by Carla Rodriguez : 0494 07 97 54 / carla.rodriguez@victoire.be Victoire Junot offers you in Ixelles, ideally located in a quiet neighborhood between ULB and Flagey, a superb non-furnished house of 272 m² recently renovated with care, charming with its beautiful volumes, brightness and numerous outdoor spaces. The house consists of an entrance hall, a pleasant living room with direct access to the terrace and well-oriented garden, as well as a fully equipped American kitchen. On the mezzanine level, a bathroom with toilet. The first floor includes a beautiful bedroom with access to a rear terrace as well as a second living room that can also be converted into a bedroom, benefiting from a balcony. On the second floor, two beautiful additional bedrooms as well as a bathroom with toilet. The attic has been converted into an additional bedroom. The basement houses a laundry room, several cellars as well as a fitted space suitable as a guest room, office or multipurpose room. A shower room completes this level. Double glazing, individual gas boiler, high ceilings, bamboo parquet flooring, water softener, alarm system and built-in closets. Possibility to rent a parking space additionally for €170/month. A characterful renovated house, offering numerous layout possibilities in a sought-after environment, close to universities, shops, transport and all amenities. To discover at Victoire Junot - www.victoire.be - Tel: 02 375 10 00

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Characteristics

GENERAL

Type	House	City	Ixelles
Price	€ 3.800	Living surface	272 m²
Heating	Gas	Bedrooms	5
Bathrooms	3	Available	Free
State	Good condition	Bedroom	16 m²
Bedroom	15 m²	Bedroom	15 m²
Bedroom	14 m²	Bedroom	13 m²
Living-room	40 m²	Bathroom	3
Lavatory	4	Equipped kitchen	20 m²
PVC window		Intercom	
Freezer		Oven	
Microwave oven		Washing machine	
Dishwasher		Hob	
Refrigerator		Clothes dryer	
Airport		Highway	
Bus		Town centre	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Bus hub	
Hospital/clinic		Metro	
Park		Public parking	
Public pool		On main road	
Sport center		Supermarket	
Taxi		Tram	
University		PEB	315 kW/m²
PEB category	F	EPC code	20260623-00007577-22-01-4

MANDATORY INFO

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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
€ 3.800

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