info@victoire.be
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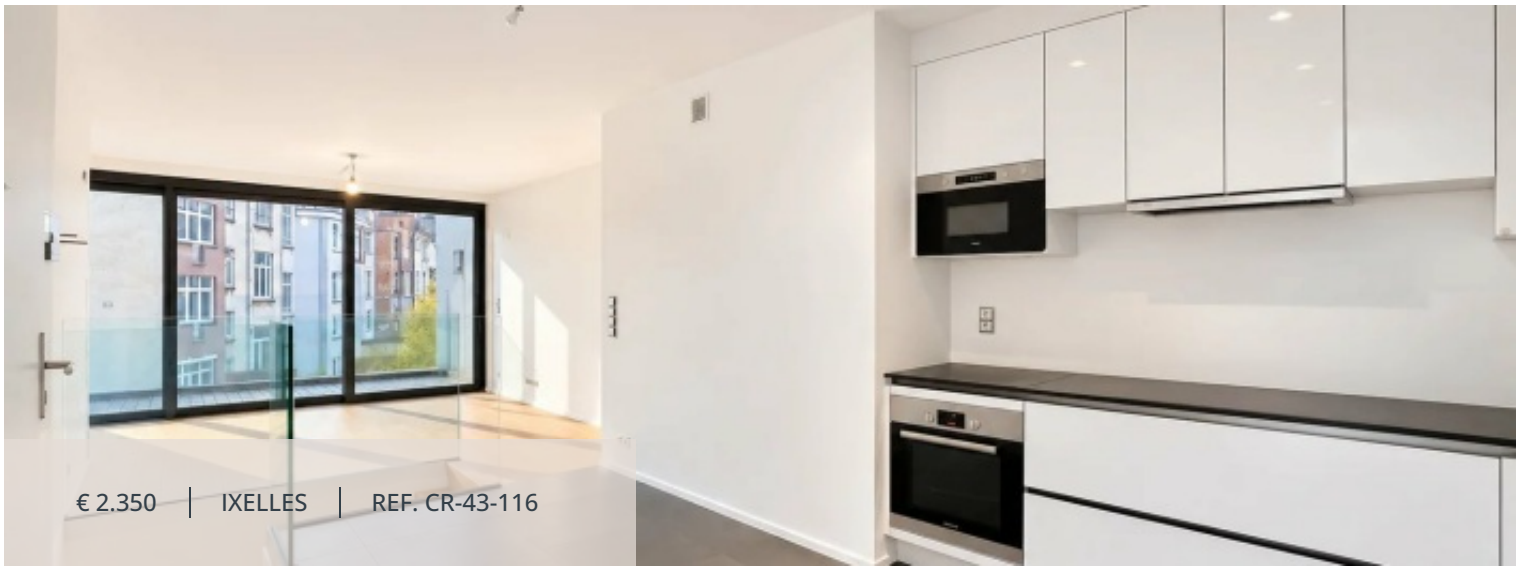

LIVING SURFACE	BEDROOMS	BATHROOMS
116 m²	3	2

Apartment at Ixelles

FRANÇOIS STROOBANT 43 RUE/CP- Appartement A2, 1050 Ixelles

Presented by Carla Rodriguez: 0494 07 97 54 / carla.rodriguez@victoire.be Victoire Junot offers you in Ixelles, located in the Louis Lepoutre district, a very beautiful duplex of +/- 120 sqm with 3 bedrooms and a terrace, located in a recent building. This property impresses with its brightness, pleasant layout, and beautiful south-facing terrace. The upper level features a bright living room giving access to the rear terrace, as well as a fully equipped open kitchen. The master bedroom has built-in wardrobes and a private shower room with toilet. On the lower floor, a hall serves two other bedrooms, one with built-in wardrobe, a bathroom, separate toilets, and a technical/laundry room. Ideally located in a sought-after residential area of Ixelles, close to shops, transport, and the pleasant Châtelain and Brugmann square neighborhoods, this duplex offers a particularly pleasant living environment. PEB B – Immediately available. A rare gem to discover without delay! To discover at Victoire Junot – www.victoire.be – Tel.: 02 375 10 00

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Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 2.350	Living surface	116 m²
Heating	Gas	Bedrooms	3
Bathrooms	1	Shower rooms	1
Floor	2	Available	Free
Construction year	2016	State	New
Double glazing		Lift	
Videophone		Freezer	
Oven		Dishwasher	
Hob		Refrigerator	
Bus		Town centre	
Shops		Nursery	
Secondary school		Bus hub	
Metro		Supermarket	
Tram		PEB	68 kW/m²
PEB category	B	EPC code	557267-N-1-3-3-2

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 Not announced

FINANCIAL

Price € 2.350	Expenses 150 €

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