info@victoire.be
+32 (0)2 375 10 10



€ 2.000 | IXELLES | REF. EDC-13-125

| LIVING SURFACE | BEDROOMS | BATHROOMS | TERRACE SURFACE |
|---|---|---|---|
| 125 m² | 1 | 1 | 21 m² |

# Apartment 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 presents this charming house nestled within a private enclave, in a fully renovated former beguinage, ideally located near Fernand Coq Square. The house with an area of 125 m² opens onto an entrance hall with cloakroom, a separate WC, and a laundry room. You will be seduced 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. On the upper floor, a 43 m² space that can accommodate a large bedroom or be arranged as a studio. A fully equipped kitchen as well as a shower room with WC complete this floor. Finally, a pleasant private terrace of 21 m² will allow you to fully enjoy the nice days. Energy performance rating E. Charges of €160 for common areas, water and gas. Available immediately. Possibility to rent a parking space for €120. Possibility of rental for a company. This location is ideal as you will have the quiet character of a house in a backyard while being in the heart of a dynamic neighborhood. It offers quick access to transportation, shops, schools, sports halls. Additional information: insulation of the walls and roof was recently carried out. The energy rating E is linked to the mansard rooms upstairs but the consumption in previous years was around 13,000 kWh, which corresponds to a rating C. To discover at Victoire Junot - www.victoire.be - Tel: 02 375 10 00

info@victoire.be
+32 (0)2 375 10 10

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Ixelles |
| Price | € 2.000 | Living surface | 125 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 |
| EPC code | 20261123-0000773797-01-6 | | |

## MANDATORY INFO

info@victoire.be
+32 (0)2 375 10 10

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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