



€ 645.000 | ELSENE | REF. 5239229



TERRACE SURFACE

11 m<sup>2</sup>

LIVING SURFACE

115 m<sup>2</sup>

BEDROOMS

2



BATHROOMS

2

## New project - A stone's throw from Place Fernand Cocq!

 **Chaussee d'Ixelles 111, 1050 Elsene**

Ixelles - Close to Place Fernand Cocq - Duplex flat located on the third floor of a small building of 4 units, entirely renovated with taste and beautiful finishes. It includes a living room with semi-massive parquet floor, a fully equipped American kitchen, two bedrooms (18m<sup>2</sup> and 10m<sup>2</sup>) with a shower room, a bathroom, two separate toilets and a laundry room. Very pleasant flat with a nice terrace of 11m<sup>2</sup> at the back and well oriented.


A cellar and a bicycle room with electric socket complete this property. Good energy performance. To visit without further delay!  
Small co-ownership with few charges, without lift.

## Characteristics

### GENERAL

Type	flat	City	Elsene
Price	€ 645.000	Living surface	115 m <sup>2</sup>
Terrace surface	11 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Floor	3-4	Floors	4
Available	at the contract	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	city Center	Neighborhood	commercial environment
Cellar	✓	Double glass	✓
PEB	107 kW/m <sup>2</sup>	PEB category	C
EPC code	C+		

### MANDATORY INFO

Urban planning permits	Not announced	Summons and recovery claim	Not announced
Pre-emption right	Not announced	Subdivision permit	Not announced
 Flood-sensitive area	not located in flood area		

### FINANCIAL

