



€ 375.000 | ELSENE | REF. 7305978



TERRACE SURFACE

14 m<sup>2</sup>



LIVING SURFACE

73 m<sup>2</sup>



BEDROOMS

1



BATHROOMS

1

## Ixelles: bright 1-bedroom apartment with terrace and parking

⌚ 1050 Elsene

Ixelles, Toison d'Or - Porte de Namur district, furnished 1-bedroom apartment.

Benefiting from an excellent location, in a quiet street close to all shops and restaurants, Victoire-Junot exclusively presents a superb furnished apartment of  $\pm 73\text{m}^2$  located on the 5th floor of a building constructed in 2018.

It offers an entrance hall, guest toilet, a bright living room opening onto a south-facing terrace ( $\pm 14\text{m}^2$ ) overlooking a peaceful inner courtyard, a fully equipped open-plan kitchen, 1 bedroom also with access to the terrace and its adjoining bathroom, laundry room, cellar and mandatory parking space (+€25,000).

Energy performance: PEB B-.

A must-see!

## Characteristics

### GENERAL

Type	flat	City	Elsene
Price	€ 375.000	Living surface	73 m <sup>2</sup>
Terrace surface	14 m <sup>2</sup>	Bedrooms	1
Bathrooms	1	Parkings (indoor)	1
Floor	5	Floors	9
Furnished	✓	Available	vanaf akte
State	Very good state	Construction year	2018
Kitchen (type)	US hyper equipped	Facades	2
Laundry room	✓	Toilets	2
Neighborhood	city Center	Heating (type)	collective
Cellar	✓	Heating	gas
Double glass	✓	Neighborhood	quiet
EPC code	694698-N-1-52-3-2	Elevator	✓
		PEB	93 kW/m <sup>2</sup>
		PEB category	B

### MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
living zone	There is no pre-emption right for spatial planning
Subdivision permit	 Flood prone area
Not announced	not located in flood area

### FINANCIAL

Property tax	Tenant charges
1612 €	300 €

