



LIVING SURFACE

144 m²



BEDROOMS

3



BATHROOMS

2

Apartment at Ixelles

 **DES MÉRISIERS 10 RUE, 1050 Ixelles**

Well presented by Alexandra Dewitte Tel: 0473V84.61.61 or alexandra.dewitte@victoire.be Victoire Junot offers you - Halfway between Bois de la Cambre and the Ixelles Cemetery, in the immediate vicinity of the Old Linden Square, in a green setting - On the 1st floor SUPERB APARTMENT - 3 TERRACES (SOUTH-SOUTHWEST) IN A HIGH STANDING passive residence composed of an entrance hall, visitor WC (hand basin), spacious and bright living room, fully equipped American kitchen, laundry room, 3 bedrooms with dressing room, 1 bathroom, 1 shower room. Individual underfloor heating and double flow ventilation. High quality finishes (cupboards, lighting, installed blinds,...). High performance acoustic and thermal insulation and absolute security. 2 parking spaces available (€150V/space) and cellar in the basement. EPC: A- To discover at Victoire Junot - www.victoire.be- Tel: 02 375 10 10

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 3.000	Living surface	144 m²
Heating	Gas	Bedrooms	3
Bathrooms	1	Shower rooms	1
Floor	1 / 3	Available	Free
Construction year	2019	State	Excellent condition
Bedroom	16 m²	Bedroom	15 m²
Bedroom	12 m²	Lavatory	3
Terrace	3	Intercom	
Double glazing		Lift	
Disabled access		Oven	
Dishwasher		Hob	
Highway		Bus	
Town centre		Shops	
Nursery		Primary school	
Secondary school		Train station	
Bus hub		Golf	
Hospital/clinic		Park	
Public pool		Sport center	
Supermarket		Taxi	
Tennis		Tram	
University		PEB	41.74 kW/m²
PEB category	41,74 kWh/m²·year	EPC code	A-

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
€ 3.000

Expenses
250 €

