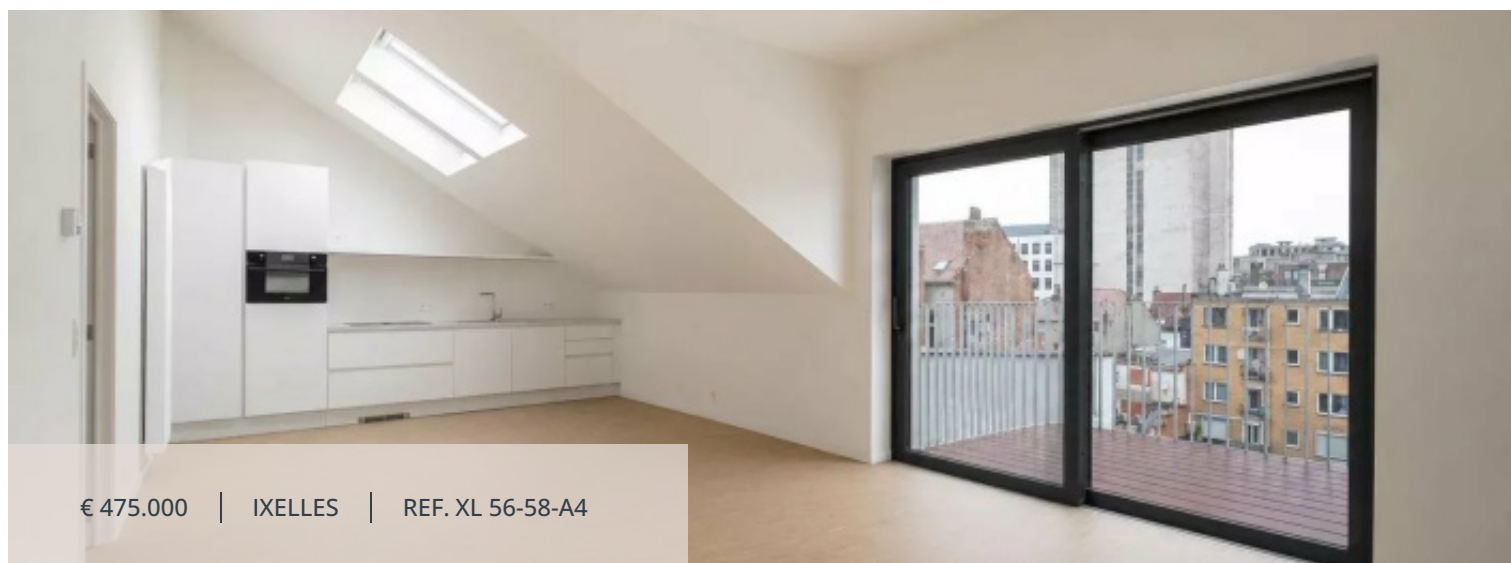




€ 475.000 | IXELLES | REF. XL 56-58-A4



LIVING SURFACE

85 m²


BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

4.5 m²

Heart of XL – Beautiful 2-bedroom apartment with rear terrace

 **Chaussée d'Ixelles 56-58, 1050 Ixelles**

Victoire Junot presents this brand-new two-bedroom apartment, featuring a rear terrace and located on the fourth floor of this completely rebuilt building behind its original façade. This 85 sqm² apartment is laid out as follows: An entrance hall welcomes you and opens onto the spacious rear living area, which includes a fully equipped open kitchen (with laundry space), a dining area and a living room. The whole space extends onto a small terrace. The night hall, with separate toilet, leads to two well-sized bedrooms, each with its own shower room. The renovation was carried out according to the 2026 energy standards, ensuring performance and durability. The apartment offers all the comfort of NEW construction: individual gas boiler, high-performance wooden frames at the front/PVC frames at the rear, and quality finishes. Kitchens and bathrooms were selected in an elegant and contemporary style. The building has no parking, no cellar and no lift. The sale is subject to the 6% VAT regime. The location is ideal on Chaussée d'Ixelles, just steps away from Place Fernand Cocq — an urban, lively neighbourhood perfect for city lovers!

Characteristics

GENERAL

Type	Apartment
Price	€ 475.000
Terrace surface	4.5 m²
Bedrooms	2
Floor	4 / 4
Construction year	2026
Facades	2
Bedroom	12.61 m²
Terrace	4.5 m²
Intercom	
Intercom	
Bus	
Primary school	
Train station	
Bus	
Primary school	
Train station	
Town centre	
Nursery	
Day care	
Doctor	
Convention center	
Supermarket	
Tram	
Possibility of connecting : Water / Gas / Electricity	
EPC code	B

City	Ixelles
Living surface	85 m²
Heating	Gas
Bathrooms	2
Available	Free
State	New
Bedroom	14.52 m²
Bathroom	2
Living room/dining area	38.84 m²
Double glazing	
Double glazing	
Shops	
Sport center	
Highway	
Shops	
Sport center	
Highway	
Movies	
Secondary school	
Hospital/clinic	
Metro	
Park	
Taxi	
University	
PEB	85 kW/m²
PEB category	B

MANDATORY INFO

Building permit
Not announced

Urban destination
Not announced

Subdivision permit
Not announced

Summons and recovery claim
Not announced

Pre-emption right
Not announced

 Flood prone area
Non-flood zone

FINANCIAL

Price
€ 475.000

