info@victoire.be
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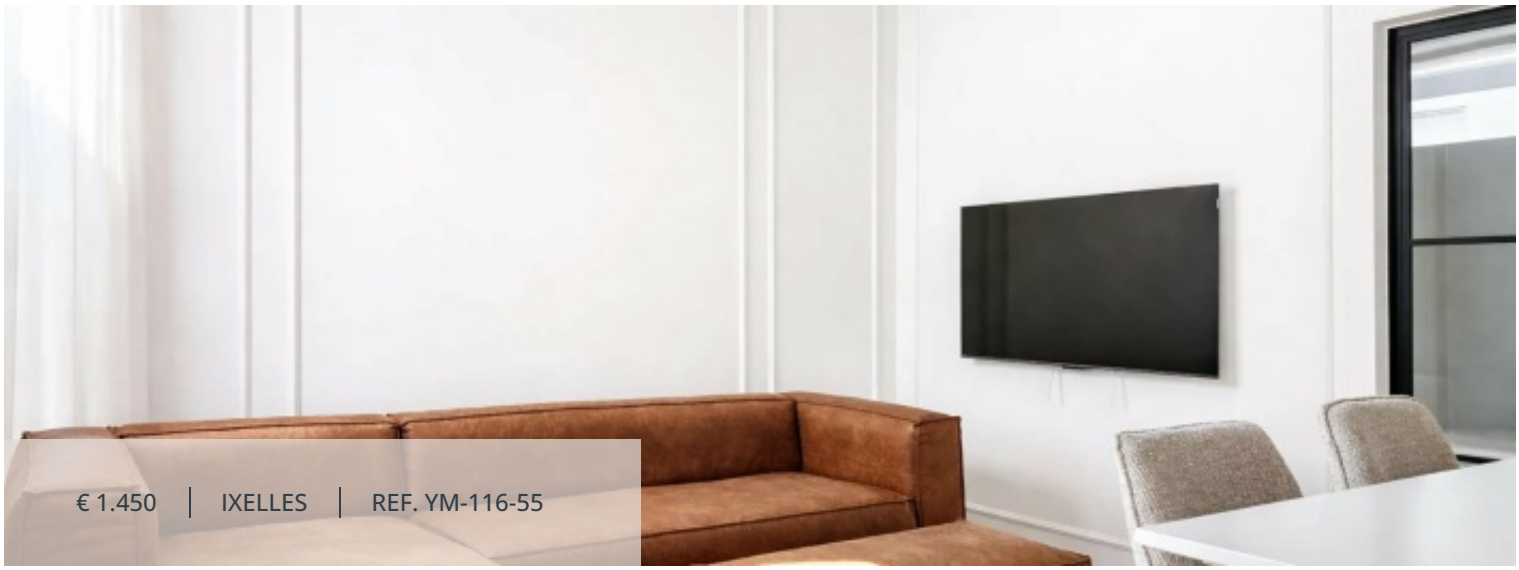

LIVING SURFACE	BEDROOMS	BATHROOMS
55 m²	1	1

Apartment at Ixelles

DU VIADUC 116 RUE/CP, 1050 Ixelles

Presented by Yanis Morsa: 0487 71 46 10 / yanis.morsa@victoire.be Victoire-junot offers you this very beautiful furnished 1-bedroom apartment with an area of 55 m². Located on the ground floor, it consists of: an entrance hall leading to a beautiful bedroom with built-in storage and access to the outdoor courtyard, a shower room with WC, and a pleasant living room. The living room opens onto a large, spacious, and highly equipped kitchen with a large work surface that can also serve as a dining table. The entire building combines contemporary architecture with the latest construction techniques, compliant with the 2025 energy standards. Your daily comfort will be ensured by underfloor heating, heat pumps powered by photovoltaic panels, and ultra-efficient "ENERGY" frames. The kitchen and sanitary equipment have been carefully selected in an "urban chic" spirit. The building does not have parking, but each apartment benefits from a cellar and one or two bicycle storage spaces. You will enjoy an ideal location, between Square du Luxembourg and the lively Place Flagey district. Available exclusively at Victoire - Junot - www.victoire.be - Tel: 02 375 10 00

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Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 1.450	Living surface	55 m²
Heating	Heat pump	Bedrooms	1
Bathrooms	1	Floors	4
Furnished		Available	Occupied
Available	01-01-2027	Construction year	2026
State	New	Facades	2
Bedroom	10 m²	Bathroom	5 m²
Courtyard	15 m²	Hall	5 m²
Living/dining/kitchen area	35 m²	Water softener	
Double glazing		Aluminum window	
Sliding windows		Furnished	
Photovoltaic panels		Connected thermostat	
Double flow ventilation		Outdoor lighting	
Fire alarm system		Lift	
Optical fiber		Videophone	
Freezer		Oven	
Microwave oven		Washing machine	
Dishwasher		Hob	
Refrigerator		Clothes dryer	
Television		Highway	
Bus		Town centre	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Hospital/clinic		Doctor	
Metro		Park	
On main road		Supermarket	
University		PEB	52 kW/m²
PEB category	B		

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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
Non-flood zone

FINANCIAL

Price
€ 1.450

Expenses
75 €

Deposit
3200 €

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