

€ 2.500 | BRUXELLES | REF. ED-50-260



LIVING SURFACE

200 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

3

## Apartment at Bruxelles

**DE LA BRABANÇONNE 50 AVENUE, 1000 Bruxelles**

Well presented by Elisabeth du Chastel: 0495 79 78 58 / elisabeth.duchastel@victoire.be Just steps from the Ambiorix Square and European institutions, Victoire Junot offers you this magnificent triplex of 260m<sup>2</sup> that has been completely renovated in 2025. On the ground floor is a spacious and bright open living space with a 60m<sup>2</sup> lounge, a 20m<sup>2</sup> dining room, and a fully equipped kitchen, opening onto a terrace and a west-facing garden. The first floor consists of two large 20m<sup>2</sup> bedrooms, each with its private bathroom. A mezzanine can also be converted into an office/dressing room. The basement has a third 25m<sup>2</sup> bedroom + a 15m<sup>2</sup> lounge area, ideal for a gym or a caregiver; a shower room, WC, and laundry room are also present. Available immediately. EPC: D. Water charges of €50. Discover at Victoire Junot - [www.victoire.be](http://www.victoire.be) - Tel: 02 375 10 00

## Characteristics

### GENERAL

Type	Apartment	City	Bruxelles
Price	€ 2.500	Living surface	200 m <sup>2</sup>
Heating	Gas	Bedrooms	3
Bathrooms	3	Floor	1
Available	Free	Construction year	1960
State	Excellent condition	Bedroom	25 m <sup>2</sup>
Living-room	60 m <sup>2</sup>	Bathroom	3
Dining room	20 m <sup>2</sup>	Mezzanine	10 m <sup>2</sup>
Fireplace		Internet	
Fire alarm system		Bike storage room	
Intercom		Freezer	
Oven		Dishwasher	
Hob		Refrigerator	
Highway		Bus	
Town centre		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Hospital/clinic	
Lake		Doctor	
Metro		Park	
Public parking		On main road	
Sport center		Supermarket	
Taxi		Tennis	
University		PEB	171 kW/m <sup>2</sup>
PEB category	D	EPC code	20251210-0000737025-01-4

### MANDATORY INFO

Building permit  
Not announced

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Urban destination  
Not announced

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Subdivision permit  
Not announced


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Summons and recovery claim  
Not announced

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Pre-emption right  
Not announced

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 Flood prone area

Non-flood zone

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## FINANCIAL

Price  
€ 2.500

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Expenses  
50 €

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