

LIVING SURFACE

95 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1

## Apartment at Ixelles

**ERNEST SOLVAY 15A RUE, 1050 Ixelles**


Victoire Junot offers this fully renovated 2-bedroom apartment, located in the Saint-Boniface neighborhood, on the 4th floor. It consists of an entrance hall, a living room with a fully equipped open kitchen of +/-36m<sup>2</sup> (oven, cooktops, hood, fridge, freezer, dishwasher), two nice bedrooms of +/-14m<sup>2</sup> and +/-12m<sup>2</sup>, a shower room, a separate toilet, and 2 balconies. No communal charges. Water, gas, and electricity meters are individual. Possibility to rent an immediate parking space nearby for €100/month. Available immediately. Viewing recommended. Discover at Victoire Junot - [www.victoire.be](http://www.victoire.be) - Tel: +32 2 375 10 20

## Characteristics

### GENERAL

Type	Apartment	City	Ixelles
Price	€ 1.600	Living surface	95 m <sup>2</sup>
Heating	Gas	Bedrooms	2
Shower rooms	1	Floor	4 / 4
Available	Free	Renovation year	2026
State	Excellent condition	Facades	2
Bedroom	12 m <sup>2</sup>	Shower room	6 m <sup>2</sup>
Lavatory	1 m <sup>2</sup>	Living room/dining area	26 m <sup>2</sup>
Hall	8.5 m <sup>2</sup>	Equipped kitchen	10 m <sup>2</sup>
Water softener		Double glazing	
PVC window		Internet	
Simple flow ventilation		Fire alarm system	
Optical fiber		Security door	
Videophone		Freezer	
Microwave oven		Dishwasher	
Hob		Refrigerator	
Bus		Shops	
Metro		Supermarket	
Tram		PEB	141 kW/m <sup>2</sup>
PEB category	C		

### MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	 Flood prone area
Not announced	Non-flood zone

### FINANCIAL

Price
€ 1.600



